

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

47 AUGUSTINE TERRACE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/61 ISLA AVENUE GLENROY VIC 3046	\$785,000	05-May-22
100A BINDI STREET GLENROY VIC 3046	\$825,000	23-Aug-22
1/22 GRANVILLE STREET GLENROY VIC 3046	\$910,000	08-Apr-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 November 2022



**1/61 ISLA AVENUE GLENROY VIC 3046**

Sold Price

**\$785,000**

Sold Date **05-May-22**

 4  3  2

Distance **2km**



**100A BINDI STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date **23-Aug-22**

 4  3  2

Distance **1.84km**



**1/22 GRANVILLE STREET GLENROY VIC 3046**

Sold Price

**\$910,000**

Sold Date **08-Apr-22**

 2  2  2

Distance **1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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