

## 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

3/68 Gowrie Street 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

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

1/70 Hubert Avenue Glenroy VIC 3046	\$600,000	28-Nov-19
3/67 Morell Street Glenroy VIC 3046	\$615,000	15-Aug-19
1/15 Cromwell Street Glenroy VIC 3046	\$655,000	30-Nov-19

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: 26 February 2020



**1/70 Hubert Avenue Glenroy VIC 3046**

 3  2  2

Sold Price

**\$600,000**

Sold Date

**28-Nov-19**

Distance

**0.98km**



**3/67 Morell Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$615,000**

Sold Date

**15-Aug-19**

Distance

**0.39km**



**1/15 Cromwell Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$655,000**

Sold Date

**30-Nov-19**

Distance

**2.01km**

RS = Recent sale

UN = Undisclosed Sale

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