

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

9/56 Golf Links Road Glenroy VIC 3046

Indicative selling price

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

Single Price

or range
between

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/39 Finchley Avenue Glenroy VIC 3046	\$580,000	05-Aug-21
2/159 Glenroy Road Glenroy VIC 3046	\$507,000	05-Aug-21
2/4 Ash Court Glenroy VIC 3046	\$420,000	31-Aug-21

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: 17 September 2021



3/39 Finchley Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$580,000**

Sold Date **05-Aug-21**

 2  1  1

Distance **1.28km**



2/159 Glenroy Road Glenroy VIC 3046

Sold Price

^{RS} **\$507,000**

Sold Date **05-Aug-21**

 2  1  2

Distance **0.35km**



2/4 Ash Court Glenroy VIC 3046

Sold Price

^{RS} **\$420,000** ^{UN}

Sold Date **31-Aug-21**

 2  1  2

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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