

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

4/40 Belair Avenue 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/35 Gladstone Parade Glenroy VIC 3046	\$670,000	14-Dec-19
3/48 Stanley Street Glenroy VIC 3046	\$532,000	14-Dec-19
3/135 Loongana Avenue Glenroy VIC 3046	\$560,000	04-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: 30 January 2020



3/35 Gladstone Parade Glenroy VIC 3046 Sold Price **\$670,000** Sold Date **14-Dec-19**

 2  2  1

Distance **0.55km**



3/48 Stanley Street Glenroy VIC 3046 Sold Price **\$532,000** Sold Date **14-Dec-19**

 2  1  1

Distance **0.89km**



3/135 Loongana Avenue Glenroy VIC 3046 Sold Price **\$560,000** Sold Date **04-Nov-19**

 2  1  1

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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