

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

1/40 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

\$715,000

&

\$745,000

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

1/12 Tarana Avenue Glenroy VIC 3046	\$705,555	19-Sep-19
1/7 Corio Street Glenroy VIC 3046	\$722,500	19-Oct-19
3/33 Kennedy Street Glenroy VIC 3046	\$752,500	03-Oct-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



1/12 Tarana Avenue Glenroy VIC 3046

 3  2  2

Sold Price

\$705,555

Sold Date

19-Sep-19

Distance

0.9km



1/7 Corio Street Glenroy VIC 3046

 3  2  2

Sold Price

\$722,500

Sold Date

19-Oct-19

Distance

0.67km



3/33 Kennedy Street Glenroy VIC 3046

 3  2  2

Sold Price

\$752,500

Sold Date

03-Oct-19

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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