

## 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

3/20 FINCHLEY AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

\$589,000

& or range  
between

\$

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 2023

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

5/15 PROSPECT STREET GLENROY VIC 3046	\$545,000	19-Jun-23
4/17 GLADSTONE PARADE GLENROY VIC 3046	\$577,000	20-May-23
2/28 STANLEY STREET GLENROY VIC 3046	\$610,000	24-Jun-23

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: 01 July 2023



**5/15 PROSPECT STREET GLENROY  
VIC 3046**

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date

**19-Jun-23**

 2  1  2

Distance

**0.79km**



**4/17 GLADSTONE PARADE  
GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$577,000** <sup>UN</sup>

Sold Date

**20-May-23**

 2  1  1

Distance

**0.51km**



**2/28 STANLEY STREET GLENROY  
VIC 3046**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**24-Jun-23**

 2  1  1

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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