

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

5/38 Gladstone Parade 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2018

to

30 Nov 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

1/39 Clovelly Avenue Glenroy VIC 3046	\$562,500	07-Sep-19
1/861 Pascoe Vale Road Glenroy VIC 3046	\$561,000	06-Aug-19
2/10 Shepherd Street Glenroy VIC 3046	\$592,500	24-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: 05 December 2019



1/39 Clovelly Avenue Glenroy VIC 3046

3 1 1

Sold Price

\$562,500

Sold Date **07-Sep-19**

Distance **0.18km**



1/861 Pascoe Vale Road Glenroy VIC 3046

3 1 2

Sold Price

\$561,000

Sold Date **06-Aug-19**

Distance **0.75km**



2/10 Shepherd Street Glenroy VIC 3046

3 2 2

Sold Price

^{RS} **\$592,500**

Sold Date **24-Oct-19**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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