

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

1/70 ISLA 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/70 GLENROY ROAD GLENROY VIC 3046	\$785,000	04-Dec-21
1/56 WIDFORD STREET GLENROY VIC 3046	\$765,000	08-Dec-21
2/61 ISLA AVENUE GLENROY VIC 3046	\$710,000	03-Feb-22

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 April 2022



**1/70 GLENROY ROAD GLENROY
VIC 3046**

 3  2  2

Sold Price

\$785,000

Sold Date

04-Dec-21

Distance

0.7km



**1/56 WIDFORD STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$765,000

Sold Date

08-Dec-21

Distance

0.75km



**2/61 ISLA AVENUE GLENROY VIC
3046**

 3  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

03-Feb-22

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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