

## 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

2/91 Gowrie Street Glenroy VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

2/39 Melbourne Avenue Glenroy VIC 3046	\$560,000	07-Sep-19
1/91 Gowrie Street Glenroy VIC 3046	\$585,000	30-Nov-19
3/91 Gowrie Street Glenroy VIC 3046	\$535,000	03-Dec-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: 07 January 2020



**2/39 Melbourne Avenue Glenroy VIC 3046**

 2  1  1

Sold Price **\$560,000** Sold Date **07-Sep-19**

Distance **1.01km**



**1/91 Gowrie Street Glenroy VIC 3046**

 2  2  1

Sold Price **\$585,000** Sold Date **30-Nov-19**

Distance **0.01km**



**3/91 Gowrie Street Glenroy VIC 3046**

 2  2  1

Sold Price **\$535,000** Sold Date **03-Dec-19**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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