

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

3/70 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2023

to

31 Aug 2024

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 GRANDVIEW STREET GLENROY VIC 3046	\$740,000	03-May-24
1/14 KENNEDY STREET GLENROY VIC 3046	\$685,000	22-Jun-24
3/4 ILLAWARRA STREET GLENROY VIC 3046	\$715,000	20-Mar-24

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: 20 September 2024



**2/39 GRANDVIEW STREET
GLENROY VIC 3046**

 3  2  1

Sold Price **\$740,000** Sold Date **03-May-24**

Distance **0.64km**



**1/14 KENNEDY STREET GLENROY
VIC 3046**

 3  2  1

Sold Price **\$685,000** Sold Date **22-Jun-24**

Distance **0.79km**



**3/4 ILLAWARRA STREET
GLENROY VIC 3046**

 3  2  1

Sold Price **\$715,000** Sold Date **20-Mar-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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