

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

3/24 Maude Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$589,389 Property Type Unit Suburb Glenroy

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 six 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	3/47 Justin Av GLENROY 3046	\$695,000	18/02/2021
2	3/30 George St GLENROY 3046	\$682,000	13/02/2021
3	2/35 Becket St.N GLENROY 3046	\$625,000	11/01/2021

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 six months.~~

This Statement of Information was prepared on:

03/03/2021 14:10



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

December quarter 2020: \$589,389

Comparable Properties



3/47 Justin Av GLENROY 3046 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 18/02/2021

Rooms: 6

Property Type: Unit

Land Size: 206 sqm approx



3/30 George St GLENROY 3046 (REI)

Agent Comments



Price: \$682,000

Method: Auction Sale

Date: 13/02/2021

Rooms: 5

Property Type: Unit

Land Size: 208 sqm approx



2/35 Becket St.N GLENROY 3046 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 11/01/2021

Rooms: 5

Property Type: Townhouse (Res)