

## 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

2/60 Isla Avenue 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Other

Suburb

Glenroy

Period-from

01 Apr 2019

to

31 Mar 2020

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

3/48 William Street Glenroy VIC 3046	\$550,000	06-Feb-20
1/8 Murrell Street Glenroy VIC 3046	\$530,000	27-Mar-20
2/29 View Street Glenroy VIC 3046	\$490,000	18-Mar-20

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: 08 April 2020



**3/48 William Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**06-Feb-20**

 2

 1

 1

Distance

**2.23km**



**1/8 Murrell Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date

**27-Mar-20**

 2

 1

 1

Distance

**1.1km**



**2/29 View Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$490,000**

Sold Date

**18-Mar-20**

 2

 1

 1

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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