

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

5/40 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

\$595,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/126 Cardinal Road Glenroy VIC 3046	\$640,000	29-Sep-21
4/20 Grandview Street Glenroy VIC 3046	\$600,000	27-Sep-21
2/40 Augustine Terrace Glenroy VIC 3046	\$570,000	23-Oct-21

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: 22 December 2021



2/126 Cardinal Road Glenroy VIC 3046

 2  1  1

Sold Price

\$640,000

Sold Date

29-Sep-21

Distance

1.55km



4/20 Grandview Street Glenroy VIC 3046

 2  1  1

Sold Price

\$600,000

Sold Date

27-Sep-21

Distance

0.42km



2/40 Augustine Terrace Glenroy VIC 3046

 2  1  1

Sold Price

\$570,000

Sold Date

23-Oct-21

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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