

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

3/116 BINDI STREET 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Other

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 2022

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

9 COUPLING WAY GLENROY VIC 3046	\$460,000	26-Sep-22
2/21 STANLEY STREET GLENROY VIC 3046	\$515,000	22-Oct-22
2/83 DALEY STREET GLENROY VIC 3046	\$605,000	11-Oct-22

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: 14 November 2022



9 COUPLING WAY GLENROY VIC 3046

Sold Price

^{RS}

\$460,000

Sold Date

26-Sep-22

 2  2  1

Distance

1.28km



2/21 STANLEY STREET GLENROY VIC 3046

Sold Price

^{RS}

\$515,000

Sold Date

22-Oct-22

 2  1  1

Distance

2.23km



2/83 DALEY STREET GLENROY VIC 3046

Sold Price

\$605,000

Sold Date

11-Oct-22

 2  2  2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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