Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

32 VALLEY CRESCENT 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)

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
34 RIDGEWAY AVENUE GLENROY VIC 3046	\$968,000	27-Jul-24
38 FRAN STREET GLENROY VIC 3046	\$855,000	19-Jun-24
78 MOONEE BOULEVARD GLENROY VIC 3046	\$1,150,000	04-May-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 30 October 2024



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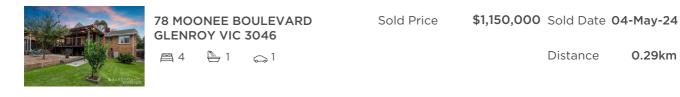


(03) 9306 2055 Ρ

M 0412 306006

E peter@aegibson.com.au

\$968,000 Sold Date 27-Jul-24 34 RIDGEWAY AVENUE GLENROY Sold Price VIC 3046 Distance 0.29km 昌 3 1 🚔 ్ల 2 **38 FRAN STREET GLENROY VIC** Sold Price \$855,000 Sold Date 19-Jun-24 3046 Distance 0.35km 昌 3 2 🖨 3



RS = Recent sale UN = Undisclosed Sale

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