

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

2/29 Melbourne 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

or range
between

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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

3/29 Melbourne Avenue Glenroy VIC 3046	\$595,000	25-Oct-21
3/8 Stella Street Glenroy VIC 3046	\$555,000	08-Oct-21
3/7 Mikado Street Hadfield VIC 3046	\$575,000	11-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: 06 December 2021



3/29 Melbourne Avenue Glenroy VIC 3046

Sold Price

\$595,000

Sold Date

25-Oct-21

2

1

1

Distance

0.01km



3/8 Stella Street Glenroy VIC 3046

Sold Price

\$555,000

Sold Date

08-Oct-21

2

1

1

Distance

0.35km



3/7 Mikado Street Hadfield VIC 3046

Sold Price

\$575,000

Sold Date

11-Oct-21

2

2

1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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