

## 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

3/101 BINDI STREET 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

\$495,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2022

to

31 Dec 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

3/28 YORK STREET GLENROY VIC 3046	\$490,000	22-Dec-22
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-22
2/21 BOURCHIER STREET GLENROY VIC 3046	\$530,000	25-Nov-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: 17 January 2023



**3/28 YORK STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**22-Dec-22**

 2  1  1

Distance

**1.89km**



**2/10 ROWAN STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**26-Nov-22**

 2  1  1

Distance

**0.88km**



**2/21 BOURCHIER STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**25-Nov-22**

 2  1  1

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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