

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

2/21 Maude 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2020

to

31 May 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

3/21 Prospect Street Glenroy VIC 3046	\$672,500	-
7/7 Clovelly Avenue Glenroy VIC 3046	\$629,000	-
2/4 Isla Avenue Glenroy VIC 3046	\$555,000	-

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: 15 June 2021



3/21 Prospect Street Glenroy VIC 3046

Sold Price

\$672,500

Sold Date

-



-



-



-

Distance

-



7/7 Clovelly Avenue Glenroy VIC 3046

Sold Price

\$629,000

Sold Date

-



2



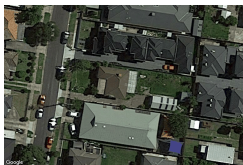
2



1

Distance

1.87km



2/4 Isla Avenue Glenroy VIC 3046

Sold Price

\$555,000

Sold Date

-



-



-



-

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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