

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

3/18 Ogden 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

\$497,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 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

3/72 Glen Street Glenroy VIC 3046	\$580,000	17-Dec-20
3/6 Justin Avenue Glenroy VIC 3046	\$562,500	10-Dec-20
34 Bouchier Street Glenroy VIC 3046	\$535,000	24-Mar-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: 12 April 2021



3/72 Glen Street Glenroy VIC 3046 Sold Price ^{RS} **\$580,000** Sold Date **17-Dec-20**
 2 1 1 Distance **1.89km**



3/6 Justin Avenue Glenroy VIC 3046 Sold Price **\$562,500** Sold Date **10-Dec-20**
 2 1 1 Distance **1.43km**



34 Bouchier Street Glenroy VIC 3046 Sold Price ^{RS} **\$535,000** Sold Date **24-Mar-21**
 2 1 1 Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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