

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

3/61 ISLA 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/61 HUBERT AVENUE GLENROY VIC 3046	\$690,000	07-Dec-22
4/38 HAROLD STREET GLENROY VIC 3046	\$740,000	28-Feb-23
1B GRANVILLE STREET GLENROY VIC 3046	\$777,500	06-Sep-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: 10 April 2023



**2/61 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$690,000

Sold Date **07-Dec-22**

Distance **0.12km**



**4/38 HAROLD STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$740,000**

Sold Date **28-Feb-23**

Distance **0.9km**



**1B GRANVILLE STREET GLENROY
VIC 3046**

 3  3  1

Sold Price

\$777,500

Sold Date **06-Sep-22**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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