

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

1/25 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|-------------------------------------|-----------|-----------|
| 44 Pengana Avenue Glenroy VIC 3046 | \$685,000 | 19-Aug-21 |
| 2/21 Maude Avenue Glenroy VIC 3046 | \$645,000 | 08-Jul-21 |
| 2/48 Hubert Avenue Glenroy VIC 3046 | \$595,000 | 06-Sep-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: 16 September 2021



44 Pengana Avenue Glenroy VIC 3046

 2  1  1

Sold Price

^{RS}

\$685,000

Sold Date

19-Aug-21

Distance

2.48km



2/21 Maude Avenue Glenroy VIC 3046

 2  2  2

Sold Price

\$645,000

Sold Date

08-Jul-21

Distance

0.34km



2/48 Hubert Avenue Glenroy VIC 3046

 2  2  1

Sold Price

^{RS}

\$595,000

Sold Date

06-Sep-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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