

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

1/76 Beatty 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

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

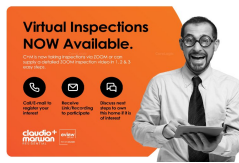
Date of sale

1/66 Melbourne Avenue Glenroy VIC 3046	\$740,000	10-Sep-21
3/3 Acacia Street Glenroy VIC 3046	\$745,000	25-Jun-21
Hilton Street Hadfield VIC 3046	\$740,000	28-Jun-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: 30 September 2021



1/66 Melbourne Avenue Glenroy VIC 3046

3 2 2

Sold Price ^{RS} \$740,000 Sold Date 10-Sep-21

Distance 0.67km



3/3 Acacia Street Glenroy VIC 3046

3 2 2

Sold Price \$745,000 Sold Date 25-Jun-21

Distance 1.08km



Hilton Street Hadfield VIC 3046

3 2 2

Sold Price ^{RS} \$740,000 Sold Date 28-Jun-21

Distance 1.79km

RS = Recent sale UN = Undisclosed Sale

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