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

3/40 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	\$550,000	&	\$600,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$589,000	Prop	erty type Unit		Suburb	Glenroy		
Period-from	01 Nov 2020	to	31 Oct 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	
36 Mitchell Street Glenroy VIC 3046	\$612,500	30-Aug-21	
3/32A Lytton Street Glenroy VIC 3046	\$585,000	22-Aug-21	
3/10 Rowan Street Glenroy VIC 3046	\$555,000	29-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: 03 November 2021



consumer.vic.gov.au

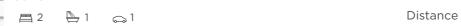


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1.72km

	 36 Mitchell Street Glenroy VIC 3046 ☐ 3	Sold Price	\$612,500	Sold Date Distance	30-Aug-21 1.82km
	3/32A Lytton Street Glenroy VIC 3046 ☐ 3	Sold Price	\$585,000	Sold Date Distance	22-Aug-21 2.19km
Inspection of this property is by prior registration.	3/10 Rowan Street Glenroy VIC 3046	Sold Price	^{RS} \$555,000	Sold Date	29-Sep-21



RS = Recent sale UN = Undisclosed Sale

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Jellis Craig

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