

## 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](http://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

Property 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



**36 Mitchell Street Glenroy VIC 3046**

 3  1  2

Sold Price **\$612,500** Sold Date **30-Aug-21**

Distance **1.82km**



**3/32A Lytton Street Glenroy VIC 3046**

 3  1  1

Sold Price **\$585,000** Sold Date **22-Aug-21**

Distance **2.19km**



**3/10 Rowan Street Glenroy VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$555,000** Sold Date **29-Sep-21**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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