

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

1/86 Leonard 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

\$585,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/6 Trevannion Street Glenroy VIC 3046	\$672,500	26-Jul-20
2/76 Beatty Avenue Glenroy VIC 3046	\$635,000	15-Jun-20
1/52 Maude Avenue Glenroy VIC 3046	\$575,000	05-May-20

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: 01 October 2020



1/6 Trevannion Street Glenroy VIC 3046

Sold Price

\$672,500

Sold Date

26-Jul-20

 3  2  2

Distance

1.2km



2/76 Beatty Avenue Glenroy VIC 3046

Sold Price

\$635,000

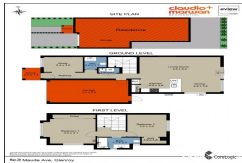
Sold Date

15-Jun-20

 3  2  1

Distance

0.42km



1/52 Maude Avenue Glenroy VIC 3046

Sold Price

\$575,000

Sold Date

05-May-20

 2  1  2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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