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

2/68 GOWRIE STREET 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 rang betwee	5700000	&	\$770,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$575,000	Property type	Unit	Suburb	Glenroy		

Period-from	01 Jun 2024	to	31 May 2025	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
1/77-79 BINDI STREET GLENROY VIC 3046	\$725,000	02-Jun-25
2/19 GLENROY ROAD GLENROY VIC 3046	\$745,000	20-Feb-25
1/7 CALDWELL STREET GLENROY VIC 3046	\$750,000	29-May-25

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: 18 June 2025



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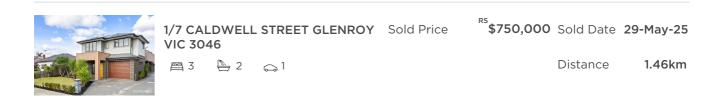
E hello@cplusm.com.au



1/77-79 BINDI STREET GLENROY VIC 3046		Sold Price	^{RS} \$725,000	Sold Date	02-Jun-25	
a 3	2	⊜ 1			Distance	1.43km



Z	2/19 GLENROY ROAD GLENROY VIC 3046	Sold Price	\$745,000 Sold Date 20-Feb-25
(<u>5</u>)	🖴 3 🐣 2 🞧 1		Distance 1.2km



RS = Recent sale UN = Undisclosed Sale

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