

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

2/84 ISLA 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/82 VIEW STREET GLENROY VIC 3046	\$530,700	27-Jun-24
3/64 LEONARD AVENUE GLENROY VIC 3046	\$530,000	09-Jul-24
2/48 HUBERT AVENUE GLENROY VIC 3046	\$543,000	25-Nov-24

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: 11 December 2024



3/82 VIEW STREET GLENROY VIC 3046

Sold Price

\$530,700

Sold Date

27-Jun-24

 2  2  1

Distance

0.51km



3/64 LEONARD AVENUE GLENROY VIC 3046

Sold Price

\$530,000

Sold Date

09-Jul-24

 2  2  1

Distance

0.19km



2/48 HUBERT AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$543,000**

Sold Date

25-Nov-24

 2  2  1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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