

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

2/97 PLUMPTON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 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

1/105 GLENROY ROAD GLENROY VIC 3046	\$517,500	01-Feb-25
3/29 HILDA STREET GLENROY VIC 3046	\$522,500	19-Feb-25
75 CARDINAL ROAD GLENROY VIC 3046	\$550,000	11-Feb-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: 27 May 2025



1/105 GLENROY ROAD GLENROY VIC 3046

Sold Price

\$517,500

Sold Date

01-Feb-25

 2

 1

 1

Distance

0.58km



3/29 HILDA STREET GLENROY VIC 3046

Sold Price

^{RS}

\$522,500

Sold Date

19-Feb-25

 2

 1

 1

Distance

1.37km



75 CARDINAL ROAD GLENROY VIC 3046

Sold Price

\$550,000

Sold Date

11-Feb-25

 2

 1

 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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