

## 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

4/21 CLOVELLY AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3/14 LANGTON STREET GLENROY VIC 3046 | \$695,000 | 13-May-25 |
| 4/2 ARGYLE STREET GLENROY VIC 3046   | \$660,000 | 07-Apr-25 |
| 2/76 GLEN STREET GLENROY VIC 3046    | \$670,000 | 17-Apr-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: 14 May 2025



**3/14 LANGTON STREET GLENROY  
VIC 3046**

Sold Price

<sup>RS</sup>

**\$695,000**

Sold Date

**13-May-25**



3



2



2

Distance

**0.63km**



**4/2 ARGYLE STREET GLENROY  
VIC 3046**

Sold Price

**\$660,000**

Sold Date

**07-Apr-25**



3



2



2

Distance

**0.83km**



**2/76 GLEN STREET GLENROY VIC  
3046**

Sold Price

<sup>RS</sup>

**\$670,000**

<sup>UN</sup>

Sold Date

**17-Apr-25**



3



2



2

Distance

**1.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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