

## 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

1/37 BINDI STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/17 BINDI STREET GLENROY VIC 3046	\$705,000	16-May-23
1/172 MELBOURNE AVENUE GLENROY VIC 3046	\$750,000	21-Aug-23
1/15 LEONARD AVENUE GLENROY VIC 3046	\$785,000	08-May-23

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: 12 December 2023

**1/17 BINDI STREET GLENROY VIC 3046**

3 2 2

Sold Price

**\$705,000**Sold Date **16-May-23**Distance **0.15km****1/172 MELBOURNE AVENUE GLENROY VIC 3046**

3 2 2

Sold Price

**\$750,000**Sold Date **21-Aug-23**Distance **1.39km****1/15 LEONARD AVENUE GLENROY VIC 3046**

3 2 1

Sold Price

**\$785,000**Sold Date **08-May-23**Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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