

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

1/55 MELBOURNE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 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

3/45 ISLA AVENUE GLENROY VIC 3046	\$691,000	10-Aug-23
1/44 VALENCIA STREET GLENROY VIC 3046	\$742,500	19-Dec-23
1/109 WEST STREET HADFIELD VIC 3046	\$699,000	18-Jan-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.~~

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3/45 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$691,000

Sold Date **10-Aug-23**

 3  2  2

Distance **0.31km**



1/44 VALENCIA STREET GLENROY VIC 3046

Sold Price

^{RS} **\$742,500**

Sold Date **19-Dec-23**

 3  2  2

Distance **0.39km**



1/109 WEST STREET HADFIELD VIC 3046

Sold Price

^{RS} **\$699,000**

Sold Date **18-Jan-24**

 3  2  1

Distance **0.5km**



1/57 COSMOS STREET GLENROY VIC 3046

Sold Price

^{RS} **\$750,000**

Sold Date **14-Dec-23**

 3  2  1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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