

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

2/156 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2023

to

29 Feb 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

2/37 BINDI STREET GLENROY VIC 3046	\$601,250	14-Feb-24
3/31 JUSTIN AVENUE GLENROY VIC 3046	\$620,000	26-Oct-23
2/8 SALISBURY STREET GLENROY VIC 3046	\$650,427	29-Feb-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: 04 March 2024

**2/37 BINDI STREET GLENROY VIC 3046**

Sold Price

^{RS} **\$601,250** Sold Date **14-Feb-24**

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Distance **1.24km****3/31 JUSTIN AVENUE GLENROY VIC 3046**

Sold Price

\$620,000 Sold Date **26-Oct-23**

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Distance **1.05km****2/8 SALISBURY STREET GLENROY VIC 3046**

Sold Price

^{RS} **\$650,427** Sold Date **29-Feb-24**

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Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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