

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

2/31 MAUDE 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

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

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

3/31 JUSTIN AVENUE GLENROY VIC 3046	\$620,000	26-Oct-23
14 CORRIGAN STREET GLENROY VIC 3046	\$639,000	23-Sep-23
2/165 WEST STREET GLENROY VIC 3046	\$640,000	19-Sep-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: 26 February 2024

**3/31 JUSTIN AVENUE GLENROY
VIC 3046**

2 2 1

Sold Price

\$620,000

Sold Date

26-Oct-23

Distance

0.12km**14 CORRIGAN STREET GLENROY
VIC 3046**

2 1 1

Sold Price

\$639,000

Sold Date

23-Sep-23

Distance

1.61km**2/165 WEST STREET GLENROY VIC
3046**

2 1 1

Sold Price

\$640,000

Sold Date

19-Sep-23

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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