

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

2/37 BINDI STREET 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

\$595,000

&

\$635,000

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

2/17 BINDI STREET GLENROY VIC 3046	\$620,000	28-Jul-23
2/117 JOHN STREET GLENROY VIC 3046	\$635,000	23-Mar-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: 12 December 2023

**2/17 BINDI STREET GLENROY VIC
3046**

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Sold Price

\$620,000

Sold Date

28-Jul-23

Distance

0.15km**2/117 JOHN STREET GLENROY VIC
3046**

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Sold Price

\$635,000

Sold Date

23-Mar-23

Distance

0.67km**2/165 WEST STREET GLENROY VIC
3046**

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Sold Price

\$640,000

Sold Date

19-Sep-23

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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