

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

3/34 BELAIR 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 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

15/85 CHAPMAN AVENUE GLENROY VIC 3046	\$510,000	05-Aug-23
2/43 COSMOS STREET GLENROY VIC 3046	\$600,000	12-Dec-23
1/43 PENGANA AVENUE GLENROY VIC 3046	\$609,000	23-Aug-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.~~

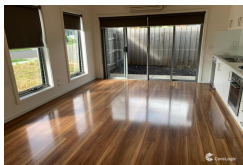
This Statement of Information was prepared on: 08 January 2024

**15/85 CHAPMAN AVENUE
GLENROY VIC 3046**

3 1 1

Sold Price **\$510,000** Sold Date **05-Aug-23**Distance **0.3km****2/43 COSMOS STREET GLENROY
VIC 3046**

3 1 1

Sold Price ^{RS} **\$600,000** Sold Date **12-Dec-23**Distance **2.06km****1/43 PENGANA AVENUE GLENROY
VIC 3046**

3 1 1

Sold Price **\$609,000** Sold Date **23-Aug-23**Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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