

## 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

34 RIDGEWAY AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2023

to

30 Jun 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

4 MOONEE BOULEVARD GLENROY VIC 3046	\$815,000	14-Jun-24
34 GLENROY ROAD GLENROY VIC 3046	\$827,500	27-Jun-24
1 VALLEY CRESCENT GLENROY VIC 3046	\$845,000	14-Nov-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: 09 July 2024

**4 MOONEE BOULEVARD GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$815,000** Sold Date **14-Jun-24**

3 1 1

Distance **0.23km****34 GLENROY ROAD GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$827,500**<sup>UN</sup> Sold Date **27-Jun-24**

3 1 2

Distance **2.66km****1 VALLEY CRESCENT GLENROY VIC 3046** Sold Price**\$845,000** Sold Date **14-Nov-23**

3 1 2

Distance **0.32km****RS** = Recent sale**UN** = Undisclosed Sale

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