

## 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

36 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

\$365,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 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

3/87 STATION ROAD GLENROY VIC 3046	\$385,000	23-Sep-23
3/43 GRANDVIEW STREET GLENROY VIC 3046	\$440,000	11-Sep-23
2/93 MELBOURNE AVENUE GLENROY VIC 3046	\$480,000	06-Oct-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: 10 November 2023



**3/87 STATION ROAD GLENROY  
VIC 3046**

 2  1  1

Sold Price

<sup>RS</sup> **\$385,000**

Sold Date **23-Sep-23**

Distance **1.42km**



**3/43 GRANDVIEW STREET  
GLENROY VIC 3046**

 2  1  1

Sold Price

**\$440,000**

Sold Date **11-Sep-23**

Distance **1.37km**



**2/93 MELBOURNE AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price

<sup>RS</sup> **\$480,000** <sup>UN</sup>

Sold Date **06-Oct-23**

Distance **1.74km**

RS = Recent sale      UN = Undisclosed Sale

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