

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

4/84 ISLA 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

\$515,000

&

\$565,000

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

2/113 MORELL STREET GLENROY VIC 3046	\$550,000	31-Aug-23
3/19 MAUDE AVENUE GLENROY VIC 3046	\$579,000	21-Oct-23
1/26 DALEY STREET GLENROY VIC 3046	\$583,000	25-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: 02 November 2023



2/113 MORELL STREET GLENROY VIC 3046

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Sold Price

^{RS} **\$550,000**

Sold Date **31-Aug-23**

Distance **0.73km**



3/19 MAUDE AVENUE GLENROY VIC 3046

 2  1  1

Sold Price

^{RS} **\$579,000**

Sold Date **21-Oct-23**

Distance **0.68km**



1/26 DALEY STREET GLENROY VIC 3046

 2  1  1

Sold Price

^{RS} **\$583,000**

Sold Date **25-Sep-23**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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