

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

45 PLUMPTON 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

\$995,000

&

\$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

11 GOLF LINKS ROAD GLENROY VIC 3046	\$1,065,000	15-Sep-23
4 HILLCREST ROAD GLENROY VIC 3046	\$1,132,000	28-Jul-23
5 ILA STREET GLENROY VIC 3046	\$1,000,000	17-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.~~

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**11 GOLF LINKS ROAD GLENROY
VIC 3046**

3 1 4

Sold Price

^{RS} **\$1,065,000**

Sold Date

15-Sep-23

Distance

0.3km**4 HILLCREST ROAD GLENROY VIC
3046**

3 1 4

Sold Price

^{RS} **\$1,132,000**

Sold Date

28-Jul-23

Distance

0.37km**5 ILA STREET GLENROY VIC 3046**

3 1 2

Sold Price

^{RS} **\$1,000,000**

Sold Date

17-Oct-23

Distance

1.28km**RS** = Recent sale**UN** = Undisclosed Sale

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