

## 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

5 CROSS TERRACE 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2023

to

31 May 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

41 GOWANBRAE DRIVE GOWANBRAE VIC 3043	\$710,000	27-Feb-24
13 ORTOLAN AVENUE BROADMEADOWS VIC 3047	\$520,000	14-Jun-24

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: 26 June 2024



## 41 GOWANBRAE DRIVE GOWANBRAE VIC 3043

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Sold Price **\$710,000** Sold Date **27-Feb-24**

Distance **1.36km**



## 13 ORTOLAN AVENUE BROADMEADOWS VIC 3047

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Sold Price <sup>RS</sup> **\$520,000** Sold Date **14-Jun-24**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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