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	3/66 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	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Aug 2022	to	31 Jul 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
4/103 GLENROY ROAD GLENROY VIC 3046	$705,000	16-May-23
2/21 CLOVELLY AVENUE GLENROY VIC 3046	$715,000	30-Jul-23
2/54 LOONGANA AVENUE GLENROY VIC 3046	$700,000	01-Jun-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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Tamer Genc
M 0423331114
E tgenc@barryplant.com.au



4/103 GLENROY ROAD GLENROY VIC 3046

3 2 2

Sold Price RS $705,000 Sold Date 16-May-23

Distance 0.8km



2/21 CLOVELLY AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS $715,000 Sold Date 30-Jul-23

Distance 2km



2/54 LOONGANA AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS $700,000 Sold Date 01-Jun-23

Distance 2.78km

RS = Recent sale UN = Undisclosed Sale

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