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	2/101 Bindi Street 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	$579,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2020	to	31 Oct 2021	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
3/30 Justin Avenue Glenroy VIC 3046	$640,000	22-Oct-21
3/35 Bindi Street Glenroy VIC 3046	$645,000	12-Mar-21
1/107 Cardinal Road Glenroy VIC 3046	$615,000	07-Oct-20

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: 24 November 2021

hockingstuart

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3/30 Justin Avenue Glenroy VIC 3046

3 2 1

Sold Price RS **$640,000** Sold Date **22-Oct-21**

Distance **1.13km**

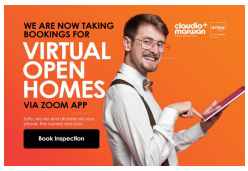


3/35 Bindi Street Glenroy VIC 3046

3 1 1

Sold Price **$645,000** Sold Date **12-Mar-21**

Distance **0.58km**



1/107 Cardinal Road Glenroy VIC 3046

3 1 1

Sold Price **$615,000** Sold Date **07-Oct-20**

Distance **0.72km**

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

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