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	2/96 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	$480,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jun 2021	to	31 May 2022	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 HARTLEY STREET BROADMEADOWS VIC 3047	$515,000	19-Feb-22
1/315 CAMP ROAD BROADMEADOWS VIC 3047	$525,000	09-Dec-21
2/16 WARANGA CRESCENT BROADMEADOWS VIC 3047	$500,000	21-Apr-22

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: 23 June 2022

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3 HARTLEY STREET
BROADMEADOWS VIC 3047

3 1 2

Sold Price **$515,000** Sold Date **19-Feb-22**

Distance **-**



1/315 CAMP ROAD
BROADMEADOWS VIC 3047

3 2 2

Sold Price **$525,000** Sold Date **09-Dec-21**

Distance **-**



2/16 WARANGA CRESCENT
BROADMEADOWS VIC 3047

3 1 1

Sold Price **$500,000** Sold Date **21-Apr-22**

Distance **2.77km**

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

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