Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	37 MELBOURNE 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
10 MOSS COURT GLENROY VIC 3046	$980,000	18-Jul-24
109 OUTLOOK DRIVE GLENROY VIC 3046	$1,065,000	27-Jul-24
112 MORELL STREET GLENROY VIC 3046	$1,090,000	26-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 October 2024

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10 MOSS COURT GLENROY VIC 3046

4 3 1

Sold Price RS $980,000 Sold Date 18-Jul-24

Distance 1.19km



109 OUTLOOK DRIVE GLENROY VIC 3046

5 3 2

Sold Price RS $1,065,000 Sold Date 27-Jul-24

Distance 2.45km



112 MORELL STREET GLENROY VIC 3046

4 2 2

Sold Price $1,090,000 Sold Date 26-Apr-24

Distance 0.85km

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

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