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	2/84 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	$525,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$589,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Dec 2023	to	30 Nov 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
3/82 VIEW STREET GLENROY VIC 3046	$530,700	27-Jun-24
3/64 LEONARD AVENUE GLENROY VIC 3046	$530,000	09-Jul-24
2/48 HUBERT AVENUE GLENROY VIC 3046	$543,000	25-Nov-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: 11 December 2024

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3/82 VIEW STREET GLENROY VIC 3046

2 2 1

Sold Price **$530,700** Sold Date **27-Jun-24**

Distance **0.51km**



3/64 LEONARD AVENUE GLENROY VIC 3046

2 2 1

Sold Price **$530,000** Sold Date **09-Jul-24**

Distance **0.19km**



2/48 HUBERT AVENUE GLENROY VIC 3046

2 2 1

Sold Price RS **$543,000** Sold Date **25-Nov-24**

Distance **0.33km**

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

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