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	1/48 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2024	to	31 Mar 2025	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
1/66 PECHAM STREET GLENROY VIC 3046	$735,000	14-Mar-25
30 VALENCIA STREET GLENROY VIC 3046	$737,000	30-Nov-24
2/41 PROSPECT STREET GLENROY VIC 3046	$760,000	12-Apr-25

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: 15 April 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



1/66 PECHAM STREET GLENROY VIC 3046

3 1 1

Sold Price RS $735,000 Sold Date 14-Mar-25

Distance 1.88km



30 VALENCIA STREET GLENROY VIC 3046

3 1 2

Sold Price $737,000 Sold Date 30-Nov-24

Distance 0.45km



2/41 PROSPECT STREET GLENROY VIC 3046

3 2 1

Sold Price RS $760,000 Sold Date 12-Apr-25

Distance 2.1km

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

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