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	4/21 CLOVELLY 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 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
3/14 LANGTON STREET GLENROY VIC 3046	$695,000	13-May-25
4/2 ARGYLE STREET GLENROY VIC 3046	$660,000	07-Apr-25
2/76 GLEN STREET GLENROY VIC 3046	$670,000	17-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: 14 May 2025

Claudio Cuomo
M 0419 315 396
E claudio@cplusm.com.au

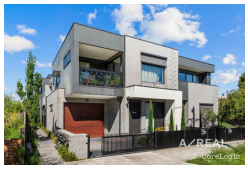


3/14 LANGTON STREET GLENROY VIC 3046

3 2 2

Sold Price RS $695,000 Sold Date 13-May-25

Distance 0.63km



4/2 ARGYLE STREET GLENROY VIC 3046

3 2 2

Sold Price $660,000 Sold Date 07-Apr-25

Distance 0.83km



2/76 GLEN STREET GLENROY VIC 3046

3 2 2

Sold Price RS $670,000 UN Sold Date 17-Apr-25

Distance 1.77km

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

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