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	41 BAYVIEW ROAD 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$762,500	Property type	House	Suburb	Glenroy
Period-from	01 Nov 2020	to	31 Oct 2021	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
11 SNELL GROVE PASCOE VALE VIC 3044	$1,255,000	31-Jul-21
10 MILTON STREET GLENROY VIC 3046	$1,435,000	21-Oct-21
27 HILLCREST ROAD OAK PARK VIC 3046	$1,280,000	06-Oct-21

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: 05 November 2021

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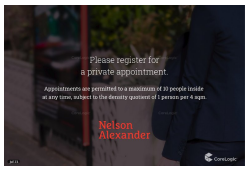

11 SNELL GROVE PASCOE VALE VIC 3044

4 2 3

Sold Price **$1,255,000** Sold Date **31-Jul-21**

Distance **1.02km**



10 MILTON STREET GLENROY VIC 3046

4 2 4

Sold Price RS **$1,435,000** Sold Date **21-Oct-21**

Distance **0.26km**



27 HILLCREST ROAD OAK PARK VIC 3046

4 2 4

Sold Price RS **$1,280,000** Sold Date **06-Oct-21**

Distance **0.15km**

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

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