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	3/20 Grandview Street 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$576,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jul 2020	to	30 Jun 2021	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
7/7 Clovelly Avenue Glenroy VIC 3046	$629,000	01-May-21
3/18 York Street Glenroy VIC 3046	$595,000	11-Mar-21
3/145 Melbourne Avenue Glenroy VIC 3046	$605,000	11-May-21

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: 13 July 2021

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7/7 Clovelly Avenue Glenroy VIC 3046

2 2 1

Sold Price RS **$629,000** Sold Date **01-May-21**

Distance **0.28km**



3/18 York Street Glenroy VIC 3046

2 2 1

Sold Price **$595,000** Sold Date **11-Mar-21**

Distance **0.51km**



3/145 Melbourne Avenue Glenroy VIC 3046

2 2 1

Sold Price **$605,000** Sold Date **11-May-21**

Distance **0.82km**

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

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