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	1/38 Maude 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	$790,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Dec 2020	to	30 Nov 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
1/47 Justin Avenue Glenroy VIC 3046	$825,000	29-Oct-21
19 Cosmos Street Glenroy VIC 3046	$806,000	26-Nov-21
1/76 Beatty Avenue Glenroy VIC 3046	$780,000	15-Oct-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: 06 December 2021

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1/47 Justin Avenue Glenroy VIC 3046

3 2 2

Sold Price RS **$825,000** Sold Date **29-Oct-21**

Distance **0.17km**



19 Cosmos Street Glenroy VIC 3046

3 2 2

Sold Price RS **$806,000** Sold Date **26-Nov-21**

Distance **0.3km**



1/76 Beatty Avenue Glenroy VIC 3046

3 2 2

Sold Price RS **$780,000** Sold Date **15-Oct-21**

Distance **0.88km**

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

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