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	2/38 Finchley 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	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$587,888	Property type	Unit	Suburb	Glenroy
Period-from	01 Oct 2020	to	30 Sep 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
3 Becket Street South Glenroy VIC 3046	$660,000	20-Jun-20
1/22 York Street Glenroy VIC 3046	$677,500	27-Feb-21
2/23 Becket Street South Glenroy VIC 3046	$671,000	23-Jun-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: 01 October 2021

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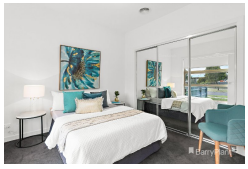
3 Becket Street South Glenroy VIC 3046

4 1 2

Sold Price **$660,000** Sold Date **20-Jun-20**

Distance **0.17km**



1/22 York Street Glenroy VIC 3046

3 2 1

Sold Price **$677,500** Sold Date **27-Feb-21**

Distance **0.3km**



2/23 Becket Street South Glenroy VIC 3046

3 2 2

Sold Price **$671,000** Sold Date **23-Jun-21**

Distance **0.3km**

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

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