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	1/43 Glen 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	$580,000	&	$627,000

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
3/40 Maude Avenue Glenroy VIC 3046	$615,000	23-Nov-21
3/54-56 Isla Avenue Glenroy VIC 3046	$620,000	21-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.

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Curtis Cage
M 0452494032
E ccage@barryplant.com.au



3/40 Maude Avenue Glenroy VIC 3046

3 1 1

Sold Price RS **$615,000** Sold Date **23-Nov-21**

Distance **0.83km**



3/54-56 Isla Avenue Glenroy VIC 3046

3 1 1

Sold Price **$620,000** Sold Date **21-Oct-21**

Distance **0.47km**

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

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