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	6 MITCHELL COURT 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	House	Suburb	Glenroy
Period-from	01 Feb 2021	to	31 Jan 2022	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
51 BINDI STREET GLENROY VIC 3046	$790,000	08-Nov-21
33 BECKET STREET NORTH GLENROY VIC 3046	$745,000	25-Nov-21
136 VIEW STREET GLENROY VIC 3046	$760,000	09-Nov-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: 14 February 2022

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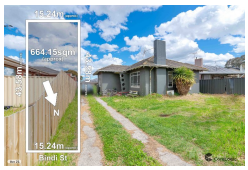
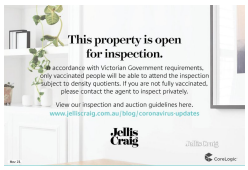


51 BINDI STREET GLENROY VIC 3046

3 2 1

Sold Price $790,000 Sold Date 08-Nov-21

Distance 1.08km



33 BECKET STREET NORTH GLENROY VIC 3046

3 1 2

Sold Price RS $745,000 UN Sold Date 25-Nov-21

Distance 0.68km



136 VIEW STREET GLENROY VIC 3046

3 1 1

Sold Price $760,000 Sold Date 09-Nov-21

Distance 0.26km

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

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