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	2/74 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	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2021	to	31 Mar 2022	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
3/17 HILDA STREET GLENROY VIC 3046	$502,500	14-Oct-21
3/7 SADIE STREET GLENROY VIC 3046	$515,000	31-Jan-22
34 BOURCHIER STREET GLENROY VIC 3046	$535,000	24-Mar-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: 11 April 2022

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3/17 HILDA STREET GLENROY VIC 3046

2 1 1

Sold Price **$502,500** Sold Date **14-Oct-21**

Distance **0.21km**



3/7 SADIE STREET GLENROY VIC 3046

2 2 1

Sold Price **$515,000** Sold Date **31-Jan-22**

Distance **0.44km**



34 BOURCHIER STREET GLENROY VIC 3046

2 1 1

Sold Price **$535,000** Sold Date **24-Mar-21**

Distance **0.12km**

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

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