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	1/11 ANSELM GROVE 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	$780,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Aug 2021	to	31 Jul 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
1/30 CHURCHILL STREET GLENROY VIC 3046	$830,888	04-Jun-22
2/24 ANSELM GROVE GLENROY VIC 3046	$755,000	16-Apr-22
1/61 ISLA AVENUE GLENROY VIC 3046	$785,000	05-May-22

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: 08 August 2022

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1/30 CHURCHILL STREET GLENROY VIC 3046

4 2 2

Sold Price **$830,888** Sold Date **04-Jun-22**

Distance **0.68km**



2/24 ANSELM GROVE GLENROY VIC 3046

4 3 2

Sold Price **$755,000** Sold Date **16-Apr-22**

Distance **0.15km**



1/61 ISLA AVENUE GLENROY VIC 3046

4 3 2

Sold Price **$785,000** Sold Date **05-May-22**

Distance **1.61km**

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

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