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	3/105 BINDI 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2021	to	31 Oct 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
2/19 VIEW STREET GLENROY VIC 3046	$550,000	23-Jul-22
1/22 BINDI STREET GLENROY VIC 3046	$580,000	29-Jul-22
1/18 SALISBURY STREET GLENROY VIC 3046	$585,000	03-Aug-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: 16 November 2022

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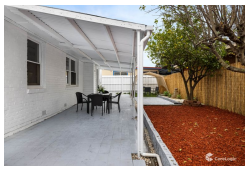


2/19 VIEW STREET GLENROY VIC 3046

3 2 1

Sold Price **$550,000** Sold Date **23-Jul-22**

Distance **0.74km**



1/22 BINDI STREET GLENROY VIC 3046

3 1 2

Sold Price **$580,000** Sold Date **29-Jul-22**

Distance **0.78km**



1/18 SALISBURY STREET GLENROY VIC 3046

3 1 1

Sold Price **$585,000** Sold Date **03-Aug-22**

Distance **0.86km**

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

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