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	1/105 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	$500,000	&	$530,000

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
2/80 GLEN STREET GLENROY VIC 3046	$518,000	02-Nov-22
2/10 ROWAN STREET GLENROY VIC 3046	$510,000	26-Nov-22
2/21 BOURCHIER STREET GLENROY VIC 3046	$530,000	25-Nov-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: 30 November 2022

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2/80 GLEN STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$518,000** Sold Date **02-Nov-22**

Distance **0.29km**



2/10 ROWAN STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$510,000** Sold Date **26-Nov-22**

Distance **0.87km**



2/21 BOURCHIER STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$530,000** Sold Date **25-Nov-22**

Distance **1.18km**

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

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