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	3/12 BOURCHIER 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	$685,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2022	to	31 Mar 2023	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
1/36 LEONARD AVENUE GLENROY VIC 3046	$715,000	17-Apr-23
1/12 DAVID STREET HADFIELD VIC 3046	$680,000	11-Mar-23
5/61 HUBERT AVENUE GLENROY VIC 3046	$690,000	09-Dec-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: 27 April 2023

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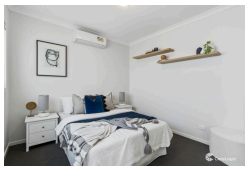
1/36 LEONARD AVENUE GLENROY VIC 3046

3 2 2

Sold Price RS $715,000 Sold Date 17-Apr-23

Distance 0.9km



1/12 DAVID STREET HADFIELD VIC 3046

3 2 2

Sold Price $680,000 Sold Date 11-Mar-23

Distance 0.98km



5/61 HUBERT AVENUE GLENROY VIC 3046

3 2 2

Sold Price $690,000 Sold Date 09-Dec-22

Distance 0.69km

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

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