Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/6 GORDON COURT 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	$477,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/82 BINDI STREET GLENROY VIC 3046	480000	13-Oct-24
9/3 GLADSTONE PARADE GLENROY VIC 3046	455000	10-Oct-24
1/8 MURRELL STREET GLENROY VIC 3046	483000	22-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 November 2024

Richard Ali
P 0393002344
M 0411525506
E rali@barryplant.com.au



2/82 BINDI STREET GLENROY VIC 3046

2 2 1

Sold Price RS 480000 Sold Date 13-Oct-24

Distance -



9/3 GLADSTONE PARADE GLENROY VIC 3046

2 2 1

Sold Price 455000 Sold Date 10-Oct-24

Distance 1.2km



1/8 MURRELL STREET GLENROY VIC 3046

2 1 1

Sold Price RS 483000 UN Sold Date 22-Nov-24

Distance -

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

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