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<br>Including suburb and postcode | 29 BELAIR AVENUE 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 | $650,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $575,500 | Property type | Unit | Suburb | Glenroy |
| Period-from | 01 Sep 2024 | to | 31 Aug 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 1/148 HILTON STREET GLENROY VIC 3046 | $660,000 | 01-May-25 |
| 68 BELAIR AVENUE GLENROY VIC 3046 | $702,000 | 03-May-25 |
| | | |

**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.

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1/148 HILTON STREET GLENROY VIC 3046

3 1 1

Sold Price 660000 Sold Date 01-May-25

Distance 1.68km



68 BELAIR AVENUE GLENROY VIC 3046

3 1 4

Sold Price 702000 Sold Date 03-May-25

Distance 0.06km

RS = Recent sale UN = Undisclosed Sale

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