



Claudio Cuomo

P 0419315396

M 0419315396

E claudio.cuomo@eview.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

48 Leonard Avenue Glenroy VIC 3046

3
 1
 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$685,000 &amp; \$755,000

## Median Sale Price

\$751,000 Houses in Glenroy between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>19 Churchill Street Glenroy VIC 3046</b> 3  1  4	Sold Price	<b>\$785,000</b>	Sold Date	<b>21-Jul-18</b>
				Distance	<b>0.96km</b>
	<b>121 John Street Glenroy VIC 3046</b> 2  1  2	Sold Price	<b>\$702,500</b>	Sold Date	<b>31-Aug-18</b>
				Distance	<b>1.06km</b>
	<b>3 McDonald Place Glenroy VIC 3046</b> 4  2  3	Sold Price	<b>\$750,000</b>	Sold Date	<b>13-Oct-18</b>
				Distance	<b>1.9km</b>

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