

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
2/74 Maude 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 \$485,000 & \$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$680,000 *House *Unit Suburb Glenroy
Period-from 01 Jul 2018 to 30 Jun 2019 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
18A Bouchier Street Glenroy VIC 3046	\$520,000	06-Jul-19
3/180 Hilton Street Glenroy VIC 3046	\$550,000	18-Jul-19
2/113 Glenroy Road Glenroy VIC 3046	\$525,000	24-Jun-19

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.~~

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18A Bouchier Street Glenroy VIC 3046

 2  1  1

Sold Price **\$520,000** Sold Date **06-Jul-19**

Distance **0.34km**



3/180 Hilton Street Glenroy VIC 3046

 2  2  1

Sold Price **\$550,000** Sold Date **18-Jul-19**

Distance **1.01km**

2/113 Glenroy Road Glenroy VIC 3046

 2  2  1

Sold Price **\$525,000** Sold Date **24-Jun-19**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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