

# 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

3/21 Tudor 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

\*House

\*Unit

X

Suburb

Glenroy

Period-from

01 Aug 2018

to

31 Jul 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

3/30 Justin Avenue Glenroy VIC 3046	\$595,000	28-May-19
3/47 Leonard Avenue Glenroy VIC 3046	\$618,500	23-Mar-19
4/28 Kennedy Street Glenroy VIC 3046	\$685,000	27-Jul-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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**3/30 Justin Avenue Glenroy VIC 3046**

 3  2  1

Sold Price **\$595,000** Sold Date **28-May-19**

Distance **1.46km**



**3/47 Leonard Avenue Glenroy VIC 3046**

 3  2  1

Sold Price **\$618,500** Sold Date **23-Mar-19**

Distance **1.23km**



**4/28 Kennedy Street Glenroy VIC 3046**

 3  2  2

Sold Price <sup>RS</sup> **\$685,000** Sold Date **27-Jul-19**

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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