

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/67 Maude Avenue Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/11 Caldwell Street Glenroy VIC 3046	\$590,000	30-Jul-20
2/14 Daley Street Glenroy VIC 3046	\$535,000	24-Sep-20
52A Cromwell Street Glenroy VIC 3046	\$616,000	20-Jul-20

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.~~

This Statement of Information was prepared on: 09 October 2020



**2/11 Caldwell Street Glenroy VIC 3046**

Sold Price **\$590,000** Sold Date **30-Jul-20**

 2  2  1

Distance **1.07km**



**2/14 Daley Street Glenroy VIC 3046**

Sold Price <sup>RS</sup> **\$535,000** Sold Date **24-Sep-20**

 2  1  1

Distance **0.35km**



**52A Cromwell Street Glenroy VIC 3046**

Sold Price **\$616,000** Sold Date **20-Jul-20**

 3  1  2

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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