

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

2/68 Wheatsheaf Road 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

\$400,000

& or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2018

to

30 Sep 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

4/18 Wheatsheaf Road Glenroy VIC 3046	\$365,000	03-Jun-19
4/15 Hartington Street Glenroy VIC 3046	\$432,000	09-Aug-19
2/40 Augustine Terrace Glenroy VIC 3046	\$447,500	13-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.~~

This Statement of Information was prepared on: 11 October 2019



4/18 Wheatsheaf Road Glenroy VIC 3046 Sold Price **\$365,000** Sold Date **03-Jun-19**
Distance **0.51km**

 2  1  1



4/15 Hartington Street Glenroy VIC 3046 Sold Price ^{RS} **\$432,000** Sold Date **09-Aug-19**
Distance **0.88km**

 2  1  1



2/40 Augustine Terrace Glenroy VIC 3046 Sold Price **\$447,500** Sold Date **13-Jun-19**
Distance **1.32km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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