

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

A hand is shown holding a white sign with a yellow circular top. The number "15" is printed in a large, grey, sans-serif font on the yellow background. The background of the entire page is a blurred bokeh of green and white light spots, suggesting an outdoor setting with trees and sunlight.

15

A hand is shown holding a white sign with a yellow circular top. The number "19" is printed in a large, grey, sans-serif font on the yellow background. This sign is positioned to the right and slightly behind the first sign.

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Statement of information

2/32 BINDI STREET, GLENROY, VIC 3046
PREPARED BY ABDUL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/32 BINDI STREET, GLENROY, VIC 3046

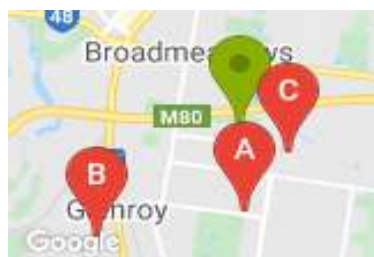
3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **640,000 to \$700,000**

Provided by: Abdul Allouche, Ray White Brunswick

MEDIAN SALE PRICE



GLENROY, VIC, 3046

Suburb Median Sale Price (Other)

01 July 2020 to 30 June 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/2 MAUDE AVE, GLENROY, VIC 3046

3 2 2

Sale Price

***\$685,000**

Sale Date: 24/04/2021

Distance from Property: 1.2km



21 PROSPECT ST, GLENROY, VIC 3046

3 2 2

Sale Price

***\$740,000**

Sale Date: 08/05/2021

Distance from Property: 2.5km



103 EVELL ST, GLENROY, VIC 3046

3 1 2

Sale Price

\$641,000

Sale Date: 22/05/2021

Distance from Property: 756m



This report has been compiled on 10/09/2021 by Ray White Brunswick. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/32 BINDI STREET, GLENROY, VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 640,000 to \$700,000

Median sale price

Median price

Property type

Unit

Suburb

GLENROY

Period

01 July 2020 to 30 June 2021

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

3/2 MAUDE AVE, GLENROY, VIC 3046	*\$685,000	24/04/2021
21 PROSPECT ST, GLENROY, VIC 3046	*\$740,000	08/05/2021
103 EVELL ST, GLENROY, VIC 3046	\$641,000	22/05/2021

This Statement of Information was prepared on:

10/09/2021