Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/82 BINDI	STREET	GLENROY	VIC 3046
Z/OZ DINDI	SINEEL	GLENKUT	VIC 3040

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		\$500,000	&	\$525,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$815,000	Prop	roperty type		ommercial	Suburb Glenroy	
Period-from	01 Oct 2023	to	30 Sep 2	024	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	
4/535 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$520,000	03-Oct-24	
7/8 LYTTON STREET GLENROY VIC 3046	\$495,000	09-Oct-24	
2/116 BINDI STREET GLENROY VIC 3046	\$480,000	06-Sep-24	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 October 2024

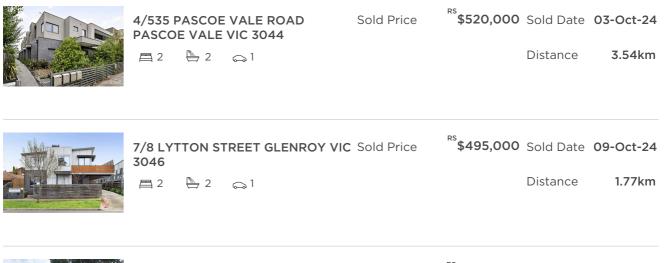


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2/116 BIN 3046	NDI STR	REET GLENROY VIC	Sold Price	^{RS} \$480,000	Sold Date	06-Sep-24
E 2	2	⇔1			Distance	0.26km

RS = Recent sale UN = Undisclosed Sale

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