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	7/96 PLUMPTON AVENUE 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	$485,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 2025	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
1/8 MURRELL STREET GLENROY VIC 3046	$483,000	22-Nov-24
4/43 PENGANA AVENUE GLENROY VIC 3046	$490,500	01-Mar-25
4/170 HILTON STREET GLENROY VIC 3046	$450,000	11-Mar-25

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~~.

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marco sansoe
P 93002344
M 0406072953
E msansoe@barryplant.com.au



1/8 MURRELL STREET GLENROY VIC 3046

2 1 1

Sold Price 483000 Sold Date 22-Nov-24

Distance 0.35km



4/43 PENGANA AVENUE GLENROY VIC 3046

2 1 1

Sold Price 490500 Sold Date 01-Mar-25

Distance 1.53km



4/170 HILTON STREET GLENROY VIC 3046

2 1 1

Sold Price 450000 Sold Date 11-Mar-25

Distance 0.84km

RS = Recent sale UN = Undisclosed Sale

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