## 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

1/15 Hartington Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$530,000		&		\$580,000			
Median sale pi	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/39-41 Valencia St GLENROY 3046	\$590,000	23/04/2025
2	1/4 Shepherd St GLENROY 3046	\$545,000	22/02/2025
3	1/16 Ogden St GLENROY 3046	\$562,500	29/01/2025

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 six months.

This Statement of Information was prepared on:

06/06/2025 15:51





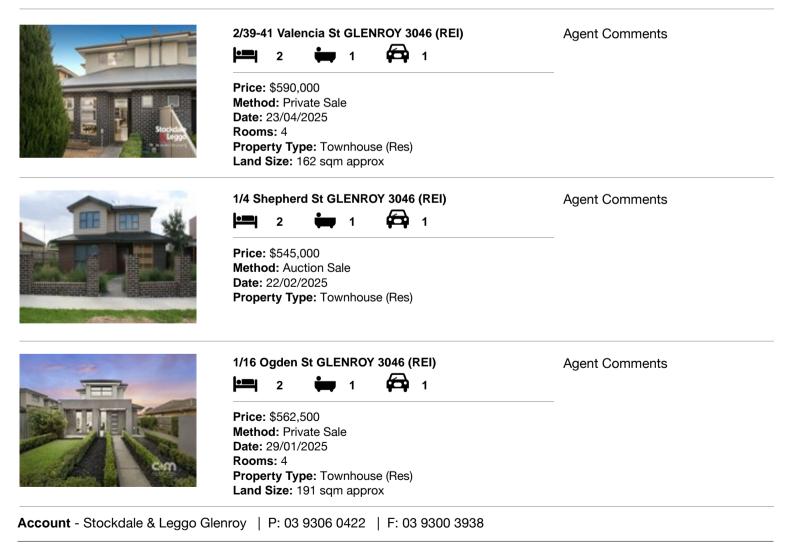




Rooms: 4 Property Type: Townhouse (Res) Land Size: 236 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$530,000 - \$580,000 Median Unit Price March quarter 2025: \$595,000

# **Comparable Properties**





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