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

1/29 Heather Court, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$550,000		&		\$580,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	52 Cromwell St GLENROY 3046	\$625,000	12/03/2024
2	3/22 Langton St GLENROY 3046	\$585,000	22/02/2024
3	3/30 Harold St GLENROY 3046	\$570,000	24/01/2024

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:

18/03/2024 09:54









Property Type: House Agent Comments

Indicative Selling Price \$550,000 - \$580,000 **Median Unit Price** December quarter 2023: \$620,000

Comparable Properties



52 Cromwell St GLENROY 3046 (REI) •**•** 3 **Ò** 3

Price: \$625,000 Method: Private Sale Date: 12/03/2024 Property Type: House Land Size: 285 sqm approx Agent Comments

Agent Comments



Price: \$585,000 Method: Private Sale Date: 22/02/2024 Rooms: 4 Property Type: Unit Land Size: 189 sqm approx

2

2 Price: \$570,000

3/30 Harold St GLENROY 3046 (REI)

3/22 Langton St GLENROY 3046 (REI)

2



Agent Comments

Method: Private Sale Date: 24/01/2024 Property Type: Unit Land Size: 176 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



propertydata

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