

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$580,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Glenroy

Period - From 01/10/2023 to 31/12/2023 Source 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.

	Address 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



 2    1    1

**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)**

Agent Comments

 3    2    3

**Price:** \$625,000

**Method:** Private Sale

**Date:** 12/03/2024

**Property Type:** House

**Land Size:** 285 sqm approx



**3/22 Langton St GLENROY 3046 (REI)**

Agent Comments

 2    1    2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/02/2024

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 189 sqm approx



**3/30 Harold St GLENROY 3046 (REI)**

Agent Comments

 2    1    1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Unit

**Land Size:** 176 sqm approx

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