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

1/36 Harold Street, Glenroy Vic 3046

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer | \$800,000 | | & | | \$860,000 |) | | |
| Median sale pr | 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 | 48 Acacia St GLENROY 3046 | \$940,000 | 02/02/2024 |
| 2 | 24a Morley St GLENROY 3046 | \$829,500 | 24/02/2024 |
| 3 | 1/57 Widford St GLENROY 3046 | \$809,000 | 26/11/2023 |

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:

29/02/2024 16:38









Rooms: 6 Property Type: Townhouse Land Size: 236 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$800,000 - \$860,000 Median Unit Price December quarter 2023: \$620,000

Comparable Properties

| 1/57 Widford St GLENROY 3046 (REI) | Agent Comments |
|---|----------------|
| 24a Morley St GLENROY 3046 (REI) 4 3 2 Price: \$829,500 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res) | Agent Comments |
| 4451Price: \$940,000Method: Private SaleDate: 02/02/2024Rooms: 6Property Type: Townhouse (Res)Land Size: 226 sqm approx | |
| 48 Acacia St GLENROY 3046 (REI) | Agent Comments |

Price: \$809,000 Method: Auction Sale Date: 26/11/2023 Property Type: Townhouse (Res) Land Size: 225 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.