Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000	&	\$700,000
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Median sale price

Median price \$	620,000	Pro	perty Type	Unit		Suburb	Glenroy
Period - From 0	1/10/2023	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

1	1/16 Isla Av GLENROY 3046	\$705,000	12/02/2024
2	1/109 West St HADFIELD 3046	\$699,000	18/01/2024
3	2/200 West St GLENROY 3046	\$650,000	07/03/2024

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:	02/04/2024 18:46



Date of sale







Rooms: 5

Property Type: Town House Land Size: 213 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** December quarter 2023: \$620,000

Comparable Properties



1/16 Isla Av GLENROY 3046 (REI)

Price: \$705,000





Method: Private Sale Date: 12/02/2024 Rooms: 5

Property Type: Townhouse (Res) Land Size: 207 sqm approx

Agent Comments



1/109 West St HADFIELD 3046 (REI)

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Price: \$699.000 Method: Private Sale Date: 18/01/2024

Rooms: 5

Property Type: Townhouse (Res) Land Size: 209 sqm approx

Agent Comments



2/200 West St GLENROY 3046 (REI)



Price: \$650,000 Method: Private Sale Date: 07/03/2024 Rooms: 5

Property Type: Townhouse (Res) Land Size: 143 sqm approx

Agent Comments

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





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