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

11 King Street, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	en \$820,000		&		\$880,000			
Median sale price								
Median price	\$817,500	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/07/2023	to	30/09/2023		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	318 Waterloo Rd GLENROY 3046	\$905,000	24/10/2023
2	130 Cardinal Rd GLENROY 3046	\$855,000	18/11/2023
3	1 Valley Cr GLENROY 3046	\$845,000	14/11/2023

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:

21/11/2023 17:10



11 King Street, Glenroy Vic 3046







Rooms: 6 Property Type: House Land Size: 657 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$820,000 - \$880,000 Median House Price September quarter 2023: \$817,500

Comparable Properties

10.00 715sqn Newtoo Rd	318 Waterloo Rd GLENROY 3046 (REI) 3 1 2 4 Price: \$905,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 715 sqm approx	Agent Comments
	130 Cardinal Rd GLENROY 3046 (REI) 1 2 Price: \$855,000 Method: Auction Sale Date: 18/11/2023 Rooms: 7 Property Type: House Land Size: 700 sqm approx	Agent Comments
	1 Valley Cr GLENROY 3046 (REI) 3 1 2 Price: \$845,000 Method: Auction Sale Date: 14/11/2023 Property Type: House (Res) Land Size: 588 sqm approx	Agent Comments

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





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