

# 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

120 Evell Street, 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 \$860,000 & \$920,000

### Median sale price

Median price \$802,500 Property Type House Suburb Glenroy

Period - From 01/01/2023 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	47 Golf Links Rd GLENROY 3046	\$925,000	19/08/2023
2	25 Valencia St GLENROY 3046	\$880,000	10/02/2024
3	11 King St GLENROY 3046	\$870,000	30/01/2024

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:

14/02/2024 15:16



**Rooms:** 8

**Property Type:** House

**Land Size:** 739 sqm approx

Agent Comments

## Comparable Properties



**47 Golf Links Rd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$925,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**25 Valencia St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**11 King St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 30/01/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 657 sqm approx