# 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

125 View Street, Glenroy Vic 3046

### Indicative selling price

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

Range between | $645,000 | & | $695,000

### Median sale price

| Median price | $810,000 | Property Type | House | Suburb | Glenroy |
| Period - From | 22/03/2023 | to | 21/03/2024 | 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 | 178 Hilton St GLENROY 3046 | $740,000 | 13/11/2023 |
| 2 | 59 Widford St GLENROY 3046 | $690,000 | 11/11/2023 |
| 3 | 166 Daley St GLENROY 3046 | $660,000 | 23/11/2023 |

**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: | 22/03/2024 15:17

CONSUMER AFFAIRS VICTORIA

# Stockdale & Leggo

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**Indicative Selling Price**
$645,000 - $695,000
**Median House Price**
22/03/2023 - 21/03/2024: $810,000



| 🛏 3 | 🛁 1 | 🚗 1 |

**Property Type:** House
**Land Size:** 674 sqm approx

Agent Comments

# Comparable Properties



### 178 Hilton St GLENROY 3046 (REI)

| 🛏 2 | 🛁 1 | 🚗 2 |

**Price:** $740,000
**Method:** Private Sale
**Date:** 13/11/2023
**Property Type:** House
**Land Size:** 676 sqm approx
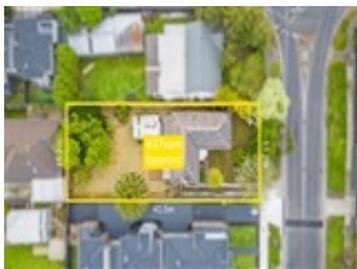
Agent Comments



### 59 Widford St GLENROY 3046 (REI)

| 🛏 2 | 🛁 1 | 🚗 2 |

**Price:** $690,000
**Method:** Auction Sale
**Date:** 11/11/2023
**Property Type:** House (Res)
**Land Size:** 637 sqm approx

Agent Comments



### 166 Daley St GLENROY 3046 (REI)

| 🛏 2 | 🛁 1 | 🚗 - |

**Price:** $660,000
**Method:** Private Sale
**Date:** 23/11/2023
**Rooms:** 4
**Property Type:** House (Res)
**Land Size:** 674 sqm approx

Agent Comments