Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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2/10 Churchill Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$680,000	&	\$720,000
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Median sale price

Median price	\$630,000	Pro	perty Type Un	it		Suburb	Glenroy
Period - From	01/01/2024	to	31/03/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/13 Maude Av GLENROY 3046	\$750,000	10/04/2024
2	2/2 Tudor St GLENROY 3046	\$716,000	16/12/2023
3	3/66 Hubert Av GLENROY 3046	\$707,500	12/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2024 19:52





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> **Indicative Selling Price** \$680,000 - \$720,000 **Median Unit Price** March quarter 2024: \$630,000



Rooms: 5

Property Type: Unit

Land Size: 194 sqm approx

Agent Comments

Comparable Properties



3/13 Maude Av GLENROY 3046 (REI)





Price: \$750,000 Method: Private Sale Date: 10/04/2024 Rooms: 5

Property Type: Unit

Land Size: 198 sqm approx

Agent Comments



2/2 Tudor St GLENROY 3046 (REI)

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Price: \$716.000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit Land Size: 335 sqm approx **Agent Comments**



3/66 Hubert Av GLENROY 3046 (REI)





Price: \$707,500 Method: Private Sale Date: 12/02/2024 Rooms: 5

Property Type: Townhouse (Res) Land Size: 173 sqm approx

Agent Comments

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





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