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	22 Glen Street, Glenroy Vic 3046
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$960,000
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Median sale price

Median price	\$827,000	Pro	perty Type	House		Suburb	Glenroy
Period - From	01/01/2024	to	31/03/2024		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

Address of comparable property		Price	Date of sale
1	17 Dromana St GLENROY 3046	\$925,000	02/02/2024
2	38 Moonee Blvd GLENROY 3046	\$912,000	05/02/2024
3	70 Tarana Av GLENROY 3046	\$905,000	26/03/2024

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:	03/05/2024 11:40





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> **Indicative Selling Price** \$900,000 - \$960,000 **Median House Price** March quarter 2024: \$827,000





Rooms: 7

Property Type: House Land Size: 618 sqm approx

Agent Comments

Comparable Properties



17 Dromana St GLENROY 3046 (REI)





Price: \$925,000

Method: Sold Before Auction

Date: 02/02/2024

Property Type: House (Res) Land Size: 627 sqm approx

Agent Comments



38 Moonee Blvd GLENROY 3046 (REI)







Price: \$912,000

Method: Sold Before Auction

Date: 05/02/2024

Property Type: House (Res) Land Size: 588 sqm approx

Agent Comments



70 Tarana Av GLENROY 3046 (REI)





Price: \$905.000

Method: Sold Before Auction

Date: 26/03/2024

Property Type: House (Res) Land Size: 601 sqm approx

Agent Comments

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





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