

# 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

38 Fran 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 \$900,000 & \$970,000

### Median sale price

Median price \$790,000 Property Type House Suburb Glenroy

Period - From 01/10/2023 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	5 Harold St GLENROY 3046	\$1,012,000	16/12/2023
2	112 Loongana Av GLENROY 3046	\$975,000	24/07/2023
3	47 Golf Links Rd GLENROY 3046	\$925,000	19/08/2023

**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:

24/01/2024 12:06



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 570 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$970,000

**Median House Price**

December quarter 2023: \$790,000

## Comparable Properties



**5 Harold St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$1,012,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**112 Loongana Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$975,000

**Method:** Sold Before Auction

**Date:** 24/07/2023

**Property Type:** House (Res)



**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

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