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 | 38 Fran 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 | & | \$970,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$790,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

\$900,000 - \$970,000 **Median House Price**

Indicative Selling Price

December quarter 2023: \$790,000



Rooms: 5

Property Type: House (Res) Land Size: 570 sqm approx

Agent Comments

Comparable Properties



5 Harold St GLENROY 3046 (REI)



Price: \$1,012,000 Method: Auction Sale Date: 16/12/2023

Property Type: House (Res)

Agent Comments



112 Loongana Av GLENROY 3046 (REI)





Price: \$975,000

Method: Sold Before Auction

Date: 24/07/2023

Property Type: House (Res)

Agent Comments



47 Golf Links Rd GLENROY 3046 (REI)



Price: \$925.000 Method: Auction Sale Date: 19/08/2023

Property Type: House (Res) Land Size: 697 sqm approx Agent Comments

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





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