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 Moonee Boulevard, Glenroy Vic 3046

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|---------|
| Range betweer | \$845,000 | | & | | \$895,000 | C | | |
| Median sale p | rice | | | | | | | |
| Median price | \$790,000 | Pro | operty Type | Hou | se | | Suburb | Glenroy |
| Period - From | 01/10/2023 | to | 31/12/2023 | | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 36 View St GLENROY 3046 | \$876,000 | 23/09/2023 |
| 2 | 33 Melbourne Av GLENROY 3046 | \$870,000 | 29/11/2023 |
| 3 | 1 Valley Cr GLENROY 3046 | \$845,000 | 14/11/2023 |

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:

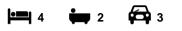
25/01/2024 11:23



38 Moonee Boulevard, Glenroy Vic 3046







Rooms: 7 Property Type: House Land Size: 588 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$845,000 - \$895,000 Median House Price December quarter 2023: \$790,000

Comparable Properties

| 36 View St GLENROY 3046 (REI) | Agent Comments | | |
|--|----------------|--|--|
| Price: \$876,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 664 sqm approx | | | |
| 33 Melbourne Av GLENROY 3046 (REI) 3 1 2 4 Price: \$870,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: House (Res) | Agent Comments | | |
| 1 Valley Cr GLENROY 3046 (REI) 3 1 2 Price: \$845,000 Method: Auction Sale Date: 14/11/2023 | Agent Comments | | |

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

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



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