

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 consumer.vic.gov.au/underquoting

Range between \$845,000 & \$895,000

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	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



Rooms: 7

Property Type: House

Land Size: 588 sqm approx

Agent Comments

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)

Agent Comments



Price: \$870,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: House (Res)



1 Valley Cr GLENROY 3046 (REI)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 588 sqm approx

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