# 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:

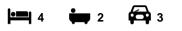
25/01/2024 11:23



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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