

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

44 Pengana Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,000

Median sale price

Median price \$609,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2023 to 30/06/2023 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	4/10 Lytton St GLENROY 3046	\$680,000	25/03/2023
2	3/2 Langton St GLENROY 3046	\$640,000	26/07/2023
3	30a Anselm Gr GLENROY 3046	\$640,000	13/05/2023

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:

14/08/2023 08:54



Rooms: 5

Property Type: Townhouse

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median Unit Price

June quarter 2023: \$609,000

Comparable Properties

4/10 Lytton St GLENROY 3046 (REI)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)



3/2 Langton St GLENROY 3046 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 26/07/2023

Property Type: Unit

Land Size: 200 sqm approx



30a Anselm Gr GLENROY 3046 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 215 sqm approx

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