

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 46 Valley Crescent, Glenroy Vic 3046
Including suburb or locality and postcode

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$790,000 Property Type House 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 five kilometres of the property for sale in the last 18 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	108 Valley Cr GLENROY 3046	\$785,000	15/03/2023
2	92 Valley Cr GLENROY 3046	\$755,000	03/06/2023
3	123 Outlook Dr GLENROY 3046	\$755,000	25/02/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17/07/2023 20:41



Rooms: 5

Property Type: House

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



108 Valley Cr GLENROY 3046 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 15/03/2023

Rooms: 5

Property Type: House (Res)

Land Size: 701 sqm approx



92 Valley Cr GLENROY 3046 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 726 sqm approx



123 Outlook Dr GLENROY 3046 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 548 sqm approx