

# 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

5 Harold Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$817,500 Property Type House Suburb Glenroy

Period - From 01/07/2023 to 30/09/2023 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 Jensen St HADFIELD 3046	\$820,000	19/10/2023
2	21 Morley St GLENROY 3046	\$820,000	16/09/2023
3	16 Moss Ct GLENROY 3046	\$800,000	13/09/2023

**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:

22/11/2023 14:42



3   1   1

**Property Type:** House

**Land Size:** 658 sqm approx

Agent Comments

## Comparable Properties



**4 Jensen St HADFIELD 3046 (REI)**

Agent Comments

3   1   2

**Price:** \$820,000

**Method:** Sold Before Auction

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 615 sqm approx



**21 Morley St GLENROY 3046 (REI)**

Agent Comments

3   1   3

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**16 Moss Ct GLENROY 3046 (VG)**

Agent Comments

3   -   -

**Price:** \$800,000

**Method:** Sale

**Date:** 13/09/2023

**Property Type:** House (Res)

**Land Size:** 600 sqm approx