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 Ila Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$890,000		&		\$960,000					
Median sale price										
Median price	\$818,000	Pro	Property Type		House		Suburb	Glenroy		
Period - From	01/07/2022	to	30/06/2023		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	113 Chapman Av GLENROY 3046	\$972,000	15/05/2023
2	47 Golf Links Rd GLENROY 3046	\$925,000	19/08/2023
3	19 Ila St GLENROY 3046	\$920,000	05/05/2023

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:

19/09/2023 16:57









Property Type: House Land Size: 735 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$890,000 - \$960,000 Median House Price Year ending June 2023: \$818,000

Comparable Properties

167m2	113 Chapman Av GLENROY 3046 (REI) 4 1 1 1 Price: \$972,000 Method: Private Sale Date: 15/05/2023 Property Type: House (Res) Land Size: 767 sqm approx	Agent Comments
	47 Golf Links Rd GLENROY 3046 (REI) 3 1 1 1 Price: \$925,000 Method: Auction Sale Date: 19/08/2023 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
	19 IIa St GLENROY 3046 (REI) 3 1 2 Price: \$920,000 Method: Private Sale Date: 05/05/2023 Rooms: 6 Property Type: House (Res) Land Size: 709 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.