

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 between \$890,000 & \$960,000

Median sale price

Median price \$818,000 Property Type House Suburb Glenroy

Period - From 01/07/2022 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	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

Indicative Selling Price

\$890,000 - \$960,000

Median House Price

Year ending June 2023: \$818,000

Comparable Properties



113 Chapman Av GLENROY 3046 (REI)

Agent Comments



Price: \$972,000
Method: Private Sale
Date: 15/05/2023
Property Type: House (Res)
Land Size: 767 sqm approx



47 Golf Links Rd GLENROY 3046 (REI)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 697 sqm approx



19 Ila St GLENROY 3046 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 05/05/2023
Rooms: 6
Property Type: House (Res)
Land Size: 709 sqm approx

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