

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

6/1 Moss Court, Glenroy Vic 3046

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Glenroy

Period - From 31/07/2022 to 30/07/2023 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	3/26 Gladstone Pde GLENROY 3046	\$417,500	29/03/2023
2	4/132 Evell St GLENROY 3046	\$449,000	13/06/2023
3	1/12 Grandview St GLENROY 3046	\$450,000	10/06/2023

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:

31/07/2023 13:10



Property Type: Unit

Agent Comments

Comparable Properties



3/26 Gladstone Pde GLENROY 3046 (VG)

Agent Comments



Price: \$417,500

Method: Sale

Date: 29/03/2023

Property Type: Strata Unit/Flat



4/132 Evell St GLENROY 3046 (REI)

Agent Comments



Price: \$449,000

Method: Private Sale

Date: 13/06/2023

Property Type: Unit

Land Size: 156 sqm approx



1/12 Grandview St GLENROY 3046 (REI)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Unit

Land Size: 120 sqm approx