

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

6/83-85 Isla Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$475,000 & \$522,500

Median sale price

Median price \$609,000 Property Type Unit 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 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	9 Muntz Av GLENROY 3046	\$520,000	05/07/2023
2	4/17 Leonard Av GLENROY 3046	\$500,000	23/06/2023
3	3/54 Langton St GLENROY 3046	\$470,000	26/07/2023

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:

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Rooms: 4

Property Type: Unit

Land Size: 156 sqm approx

Agent Comments

Indicative Selling Price

\$475,000 - \$522,500

Median Unit Price

June quarter 2023: \$609,000

Comparable Properties



9 Muntz Av GLENROY 3046 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 05/07/2023

Rooms: 4

Property Type: Unit

Land Size: 198 sqm approx



4/17 Leonard Av GLENROY 3046 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 23/06/2023

Property Type: Unit



3/54 Langton St GLENROY 3046 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 26/07/2023

Rooms: 4

Property Type: Unit

Land Size: 144 sqm approx

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