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 betweer	n \$475,000		&		\$522,500			
Median sale price								
Median price	\$609,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/04/2023	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.

Add	dress 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.

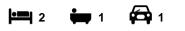
This Statement of Information was prepared on:

01/08/2023 16:46









Rooms: 4 Property Type: Unit Land Size: 156 sqm approx Agent Comments 03 9306 0422 0418 345 097 mimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$475,000 - \$522,500 Median Unit Price June quarter 2023: \$609,000

Comparable Properties

9 Muntz Av GLENROY 3046 (REI) 2 1 1 1 Price: \$520,000 Method: Private Sale Date: 05/07/2023 Rooms: 4 Property Type: Unit Land Size: 198 sqm approx	Agent Comments
4/17 Leonard Av GLENROY 3046 (REI) 2 1 1 1 Price: \$500,000 Method: Private Sale Date: 23/06/2023 Property Type: Unit	Agent Comments
3/54 Langton St GLENROY 3046 (REI) 2 1 1 1 Price: \$470,000 Method: Private Sale Date: 26/07/2023 Rooms: 4 Property Type: Unit Land Size: 144 sqm approx	Agent Comments

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



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