

# 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

73C Station Road, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 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	2/12 Becket St.S GLENROY 3046	\$650,000	21/05/2024
2	2/31 Maude Av GLENROY 3046	\$647,800	15/03/2024
3	2/70 Glenroy Rd GLENROY 3046	\$607,500	22/05/2024

**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:

03/07/2024 11:49



 2   
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**Rooms:** 4  
**Property Type:** Town House  
**Land Size:** 136 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median Unit Price**  
 March quarter 2024: \$630,000

## Comparable Properties



2/12 Becket St.S GLENROY 3046 (REI)

Agent Comments

 2   
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**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 132 sqm approx



2/31 Maude Av GLENROY 3046 (REI)

Agent Comments

 2   
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  1

**Price:** \$647,800  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 114 sqm approx



2/70 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

 2   
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  1

**Price:** \$607,500  
**Method:** Private Sale  
**Date:** 22/05/2024  
**Property Type:** Townhouse (Res)

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