

# 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

8 Glen Street, 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 \$820,000 & \$870,000

### Median sale price

Median price \$790,000 Property Type House Suburb Glenroy

Period - From 01/10/2023 to 31/12/2023 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	25 Valencia St GLENROY 3046	\$880,000	10/02/2024
2	33 Melbourne Av GLENROY 3046	\$870,000	29/11/2023
3	130 Cardinal Rd GLENROY 3046	\$855,000	18/11/2023

**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:

13/03/2024 13:42



**Rooms:** 5

**Property Type:** House

**Land Size:** 617 sqm approx

Agent Comments

## Comparable Properties



**25 Valencia St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**33 Melbourne Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 29/11/2023

**Property Type:** House (Res)



**130 Cardinal Rd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$855,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Rooms:** 7

**Property Type:** House

**Land Size:** 700 sqm approx