# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/4 Bourchier Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$580,000		&		\$620,000				
Median sale price									
Median price	\$589,389	Pro	operty Type	Unit			Suburb	Glenroy	
Period - From	01/10/2020	to	31/12/2020		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	2/56 Pecham St GLENROY 3046	\$615,555	11/02/2021
2	2/21 Tudor St GLENROY 3046	\$603,000	26/10/2020
3	2/67 Maude Av GLENROY 3046	\$580,000	16/10/2020

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:

03/03/2021 14:08









**Property Type:** Townhouse Agent Comments

9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price December quarter 2020: \$589,389

# **Comparable Properties**

2/56 Pecham St GLENROY 3046 (REI) 2 2 2 2 1 Price: \$615,555 Method: Private Sale Date: 11/02/2021 Rooms: 5 Property Type: Townhouse (Res) Land Size: 156 sqm approx	Agent Comments
2/21 Tudor St GLENROY 3046 (REI) 2 2 2 1 Price: \$603,000 Method: Private Sale Date: 26/10/2020 Property Type: Townhouse (Res) Land Size: 109 sqm approx	Agent Comments
2/67 Maude Av GLENROY 3046 (REI) 2 2 2 1 Price: \$580,000 Method: Private Sale Date: 16/10/2020 Rooms: 4 Property Type: Townhouse (Res) Land Size: 159 sqm approx	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.