

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

2/4 Bouchier Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$589,389

Property Type Unit

Suburb Glenroy

Period - From 01/10/2020

to 31/12/2020

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	2/56 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

Comparable Properties

2/56 Pecham St GLENROY 3046 (REI)

Agent Comments



Price: \$615,555

Method: Private Sale

Date: 11/02/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 156 sqm approx



2/21 Tudor St GLENROY 3046 (REI)

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 26/10/2020

Property Type: Townhouse (Res)

Land Size: 109 sqm approx



2/67 Maude Av GLENROY 3046 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 16/10/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 159 sqm approx