

# 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 67 Pecham 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 \$540,000 & \$590,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2021 to 30/06/2021 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	10a Melbourne Av GLENROY 3046	\$588,000	07/06/2021
2	4/48 William St GLENROY 3046	\$570,000	15/07/2021
3	1/29 Gladstone Pde GLENROY 3046	\$551,000	09/07/2021

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: 12/10/2021 12:53



**Rooms:** 4

**Property Type:** House

**Land Size:** 300 sqm approx

Agent Comments

**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

June quarter 2021: \$605,000

## Comparable Properties



**10a Melbourne Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$588,000

**Method:** Sold Before Auction

**Date:** 07/06/2021

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 348 sqm approx



**4/48 William St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Sold Before Auction

**Date:** 15/07/2021

**Property Type:** Unit

**Land Size:** 206 sqm approx



**1/29 Gladstone Pde GLENROY 3046 (REI)**

Agent Comments



**Price:** \$551,000

**Method:** Sold Before Auction

**Date:** 09/07/2021

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 129 sqm approx