

# 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

17 Cross Terrace, Glenroy Vic 3046

### Indicative selling price

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

Range between \$720,000 & \$760,000

### Median sale price

Median price \$830,000 Property Type House Suburb Glenroy

Period - From 01/04/2024 to 30/06/2024 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	39 Widford St GLENROY 3046	\$742,000	09/03/2024
2	79 Beatty Av GLENROY 3046	\$742,000	28/05/2024
3	125 View St GLENROY 3046	\$710,000	24/04/2024

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:

19/07/2024 14:56



4 3 2

**Property Type:** House

**Land Size:** 597 sqm approx

Agent Comments

## Comparable Properties



**39 Widford St GLENROY 3046 (REI)**

Agent Comments

2 1 5

**Price:** \$742,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



**79 Beatty Av GLENROY 3046 (REI)**

Agent Comments

3 1 4

**Price:** \$742,000

**Method:** Sold Before Auction

**Date:** 28/05/2024

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**125 View St GLENROY 3046 (REI)**

Agent Comments

2 1 1

**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 24/04/2024

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 674 sqm approx