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

33a Anselm Grove, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$1,150,000		&		\$1,250,0	00		
Median sale p	rice							
Median price	\$836,000	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/07/2024	to	30/09/2024		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.

Address of comparable property		Price	Date of sale
1	13b Chapman Av GLENROY 3046	\$1,130,000	26/11/2024
2	7b Charlotte St OAK PARK 3046	\$1,300,000	16/10/2024
3	2/6 Hermione Av OAK PARK 3046	\$1,172,000	11/10/2024

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:

02/12/2024 15:57









Rooms: 7 Property Type: House Land Size: 348 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2024: \$836,000

Comparable Properties

	13b Chapman Av GLENROY 3046 (REI)	Agent Comments	
	i 4 i 3 i 2		
	Price: \$1,130,000 Method: Date: 26/11/2024 Property Type: House		
	7b Charlotte St OAK PARK 3046 (REI)	Agent Comments	
	Price: \$1,300,000 Method: Private Sale		
B BARFYRLANT	Date: 16/10/2024 Property Type: House (Res)		
	2/6 Hermione Av OAK PARK 3046 (REI)	Agent Comments	
	i 4 i 3 i 2		
	Price: \$1,172,000		
	Method: Sold Before Auction Date: 11/10/2024		
	Property Type: Townhouse (Res)		

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



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