

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$836,000

Property Type House

Suburb Glenroy

Period - From 01/07/2024

to 30/09/2024

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	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

Comparable Properties

13b Chapman Av GLENROY 3046 (REI)

Agent Comments



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

Date: 16/10/2024

Property Type: House (Res)



2/6 Hermione Av OAK PARK 3046 (REI)

Agent Comments



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