

# 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

3/58 Bindi 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

\$495,000

&

\$540,000

### 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	2/699 Pascoe Vale Rd GLENROY 3046	\$545,000	22/10/2020
2	6/905 Pascoe Vale Rd GLENROY 3046	\$510,000	05/12/2020
3	3/86 View St GLENROY 3046	\$505,000	12/01/2021

**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:

15/03/2021 17:20



**Property Type:** Unit

**Land Size:** 159 sqm approx

**Agent Comments**

## Comparable Properties



**2/699 Pascoe Vale Rd GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$545,000

**Method:** Private Sale

**Date:** 22/10/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx



**6/905 Pascoe Vale Rd GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$510,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Villa

**Land Size:** 148 sqm approx



**3/86 View St GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$505,000

**Method:** Private Sale

**Date:** 12/01/2021

**Property Type:** Unit