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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$495,000		&		\$540,000			
Median sale pi	rice							
Median price	\$589,389	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/10/2020	to	31/12/2020		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.

Ad	dress 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





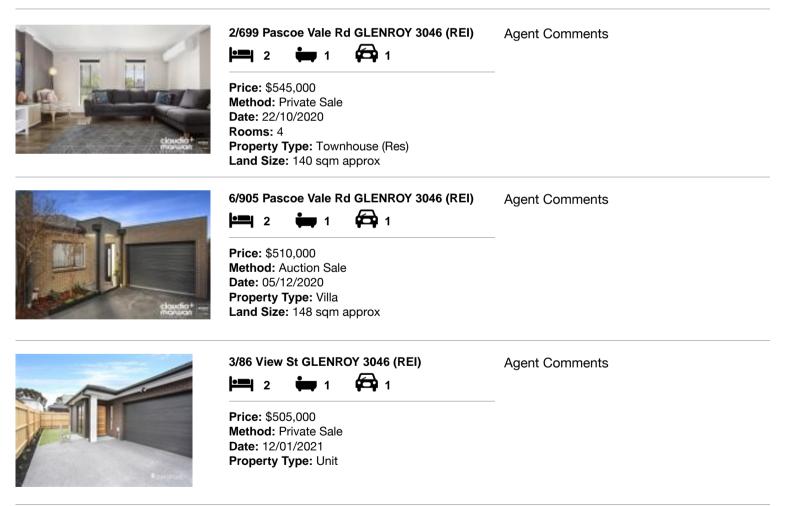
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Property Type: Unit **Land Size:** 159 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$495,000 - \$540,000 Median Unit Price December quarter 2020: \$589,389

Comparable Properties



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.