Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$582,500	Pro	perty Type	Unit		Suburb	Glenroy
Period - From	01/10/2022	to	31/12/2022		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.

Add	dress of comparable property	Price	Date of sale
1	11 Liston Rd GLENROY 3046	\$900,000	18/09/2022
2	1/37 Belair Av GLENROY 3046	\$875,000	12/10/2022
1			

OR

3

2/15 Harold St GLENROY 3046

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:	01/03/2023 19:45



17/11/2022

\$855,000



Daniel Imbesi 9306 0422 0432 615 416

Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** December quarter 2022: \$582,500

dimbesi@stockdaleleggo.com.au





Rooms: 6

Property Type: Townhouse Land Size: 221 sqm approx

Agent Comments

Comparable Properties



11 Liston Rd GLENROY 3046 (REI)





Price: \$900,000 Method: Private Sale Date: 18/09/2022

Property Type: Townhouse (Res)

Agent Comments



1/37 Belair Av GLENROY 3046 (REI)







Price: \$875,000

Method: Sold Before Auction

Date: 12/10/2022 Rooms: 6

Property Type: Townhouse (Res) Land Size: 284 sqm approx

Agent Comments



2/15 Harold St GLENROY 3046 (REI)



Price: \$855,000 Method: Private Sale Date: 17/11/2022

Rooms: 7

Property Type: Townhouse (Res) Land Size: 284 sqm approx

Agent Comments

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



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