

# 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

4/45 Belair Avenue, 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 \$580,000

&

\$620,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Glenroy

Period - From 01/07/2021

to

30/09/2021

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	2/143 Melbourne Av GLENROY 3046	\$640,000	06/05/2021
2	36 Mitchell St GLENROY 3046	\$612,500	30/08/2021
3	3/32a Lytton St GLENROY 3046	\$585,000	22/08/2021

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:

27/10/2021 07:42



3   1   2

**Property Type:** Townhouse

**Land Size:** 154 sqm approx

**Agent Comments**

## Comparable Properties



**2/143 Melbourne Av GLENROY 3046 (REI)**

**Agent Comments**

2   1   2

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 06/05/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 153 sqm approx



**36 Mitchell St GLENROY 3046 (REI)**

**Agent Comments**

3   1   1

**Price:** \$612,500

**Method:** Private Sale

**Date:** 30/08/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 198 sqm approx



**3/32a Lytton St GLENROY 3046 (REI)**

**Agent Comments**

3   1   2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/08/2021

**Property Type:** Unit