Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	
postcode	

Indicative selling price

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

Range between \$580,000	&	\$620,000
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Median sale price

Median price	\$605,000	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale



Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$580,000 - \$620,000 **Median Unit Price** September quarter 2021: \$605,000

Agent Comments

Agent Comments

Agent Comments



Property Type: Townhouse

Land Size: 154 sqm approx **Agent Comments**

Comparable Properties



2/143 Melbourne Av GLENROY 3046 (REI)





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)

-3





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)





Price: \$585,000 Method: Private Sale Date: 22/08/2021 Property Type: Unit

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





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