## 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

4/13 Harold Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$525,000		&		\$575,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2020	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.

Add	dress of comparable property	Price	Date of sale
1	3/6 Justin Av GLENROY 3046	\$562,500	10/12/2020
2	3/76 Beatty Av GLENROY 3046	\$555,000	27/03/2021
3	3/135 Glenroy Rd GLENROY 3046	\$540,000	11/02/2021

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:

06/04/2021 14:59









Rooms: 4 Property Type: Unit Land Size: 188 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$575,000 Median Unit Price Year ending December 2020: \$580,000

# **Comparable Properties**



3/6 Justin Av GLENROY 3046 (REI) 2 2 2 3 1

Price: \$562,500 Method: Private Sale Date: 10/12/2020 Rooms: 5 Property Type: Unit Land Size: 163 sqm approx

Agent Comments

3/76 Beatty Av GLENROY 3046 (REI)

Agent Comments





Price: \$555,000 Method: Auction Sale Date: 27/03/2021 Property Type: Unit

3/135 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

Price: \$540,000 Method: Sold Before Auction Date: 11/02/2021

Property Type: Unit

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

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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.