

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 consumer.vic.gov.au/underquoting

Range between \$525,000 & \$575,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Glenroy

Period - From 01/01/2020

to 31/12/2020

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	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:

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2 1 1

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)

Agent Comments

2 2 1

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

3/76 Beatty Av GLENROY 3046 (REI)

Agent Comments

2 1 1

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



3/135 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

2 1 1

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