

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

30a Anselm Grove, Glenroy Vic 3046

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2023 to 31/03/2023 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	2/12 Hubert Av GLENROY 3046	\$615,000	18/01/2023
2	31A Belair Av GLENROY 3046	\$591,000	22/10/2022
3	1/29 Prospect St GLENROY 3046	\$570,000	03/11/2022

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:

17/04/2023 15:23



Rooms: 4

Property Type: Townhouse

Land Size: 215 sqm approx

Agent Comments

Comparable Properties



2/12 Hubert Av GLENROY 3046 (REI)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 18/01/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 123 sqm approx

31A Belair Av GLENROY 3046 (REI)

Agent Comments



Price: \$591,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Villa

Land Size: 252 sqm approx



1/29 Prospect St GLENROY 3046 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 03/11/2022

Rooms: 4

Property Type: Unit

Land Size: 196 sqm approx