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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$570,000		&		\$610,000)		
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2023	to	31/03/2023		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.

Ade	dress 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

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

> **Indicative Selling Price** \$570,000 - \$610,000 **Median Unit Price** March quarter 2023: \$560,000

Comparable Properties



2/12 Hubert Av GLENROY 3046 (REI) **Ò** 1



Price: \$615,000 Method: Sold Before Auction Date: 18/01/2023 Rooms: 4 Property Type: Townhouse (Res) Land Size: 123 sqm approx

Agent Comments

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)

1 1 2

Agent Comments

Price: \$570,000 Method: Private Sale Date: 03/11/2022 Rooms: 4 Property Type: Unit Land Size: 196 sqm approx

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



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