

# 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

10A Melbourne Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$545,000

&

\$585,000

### Median sale price

Median price

\$615,555

Property Type

Unit

Suburb

Glenroy

Period - From

01/01/2021

to

31/03/2021

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	Price	Date of sale
1	3a St Agnes Ct GLENROY 3046	\$582,000	29/05/2021
2	3/39 Beatty Av GLENROY 3046	\$577,950	20/05/2021
3	3/76 Beatty Av GLENROY 3046	\$555,000	27/03/2021

**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:

03/06/2021 10:22



2   1   3

**Property Type:** Unit  
**Land Size:** 348 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$545,000 - \$585,000  
**Median Unit Price**  
March quarter 2021: \$615,555

## Comparable Properties



**3a St Agnes Ct GLENROY 3046 (REI)**

**Agent Comments**

2   1   4

**Price:** \$582,000  
**Method:** Auction Sale  
**Date:** 29/05/2021  
**Property Type:** Unit  
**Land Size:** 337 sqm approx

**3/39 Beatty Av GLENROY 3046 (REI)**

**Agent Comments**

2   1   1

**Price:** \$577,950  
**Method:** Auction Sale  
**Date:** 20/05/2021  
**Property Type:** Villa

**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