

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/2 McDonald Place, Glenroy Vic 3046

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Glenroy

Period - From 30/06/2022 to 29/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/21 Tudor St GLENROY 3046	\$750,000	03/06/2023
2	51 Tarana Av GLENROY 3046	\$718,000	25/03/2023
3	2/10 Shepherd St GLENROY 3046	\$677,500	13/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/06/2023 06:58

1/2 Mcdonald Place, Glenroy Vic 3046

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

30/06/2022 - 29/06/2023: \$570,000



3 2 2

Rooms: 7

Property Type: Townhouse

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



1/21 Tudor St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



51 Tarana Av GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$718,000

Method: Private Sale

Date: 25/03/2023

Property Type: Townhouse (Single)

2/10 Shepherd St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$677,500

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx

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



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