## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,100,000

# Property offered for sale

Address	33a Anselm Grove, Glenroy Vic 3046
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,080,000

#### Median sale price

Median price	\$822,500	Pro	perty Type	House		Suburb	Glenroy
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

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

52 Melbourne Av GLENROY 3046

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.

Add	ress of comparable property	Price	Date of sale
1	53 Kennedy St GLENROY 3046	\$1,000,000	25/11/2024
2	55 Tarana Av GLENROY 3046	\$1,030,000	14/11/2024

#### 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:	13/02/2025 15:40



03/10/2024



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

**Indicative Selling Price** \$1,000,000 - \$1,080,000 **Median House Price** December quarter 2024: \$822,500

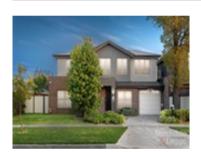


Rooms: 7

Property Type: House Land Size: 348 sqm approx

**Agent Comments** 

# Comparable Properties



53 Kennedy St GLENROY 3046 (REI)

**Agent Comments** 

Price: \$1,000,000 Method: Private Sale Date: 25/11/2024

Rooms: 6

Property Type: House (Res) Land Size: 302 sqm approx

55 Tarana Av GLENROY 3046 (REI)

3





**Agent Comments** 

Price: \$1,030,000

Method: Sold Before Auction

Date: 14/11/2024

Property Type: House (Res) Land Size: 667 sqm approx

52 Melbourne Av GLENROY 3046 (REI)





Agent Comments

Price: \$1,100,000

Method: Sold Before Auction

Date: 03/10/2024

Rooms: 5

Property Type: House (Res) Land Size: 697 sqm approx

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





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