

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

33a Anselm Grove, Glenroy Vic 3046

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 Property 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)

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 | 53 Kennedy St GLENROY 3046 | \$1,000,000 | 25/11/2024 |
| 2 | 55 Tarana Av GLENROY 3046 | \$1,030,000 | 14/11/2024 |
| 3 | 52 Melbourne Av GLENROY 3046 | \$1,100,000 | 03/10/2024 |

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



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)

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