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

23 Fairleigh Street, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$560,000		&		\$610,000			
Median sale p	rice							
Median price	\$860,000	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/04/2021	to	30/06/2021		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	108 Justin Av GLENROY 3046	\$677,000	08/05/2021
2	1/9 Electric Av GLENROY 3046	\$665,000	04/05/2021
3	1/53 Paget Av GLENROY 3046	\$630,000	09/07/2021

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:

24/09/2021 10:30





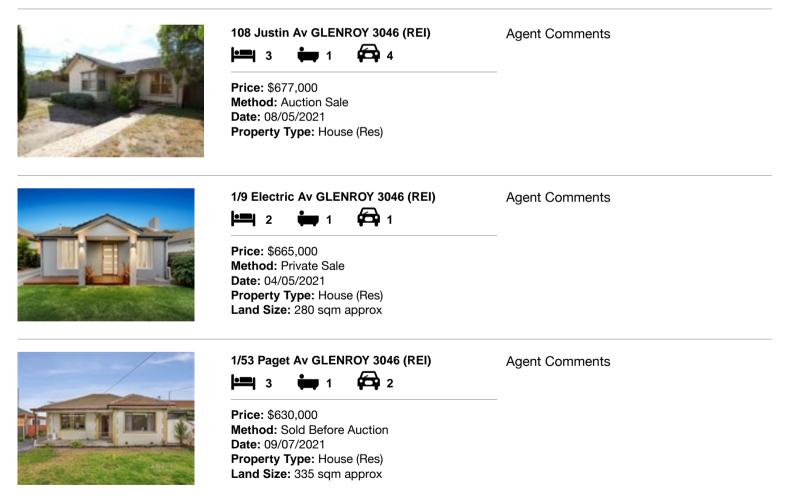




Property Type: House **Land Size:** 347 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$560,000 - \$610,000 Median House Price June quarter 2021: \$860,000

Comparable Properties



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





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