#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	William Street, Glenroy Vic 3046
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#### Indicative selling price

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

Range between \$780,000 & \$820,000	Range between	\$780,000	&	\$820,000
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#### Median sale price

Median price	\$791,500	Pro	perty Type	House		Suburb	Glenroy
Period - From	01/10/2019	to	31/12/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	334 Waterloo Rd GLENROY 3046	\$810,000	30/11/2019
2	18 Valencia St GLENROY 3046	\$792,000	16/11/2019
3	204 West St GLENROY 3046	\$777,000	29/02/2020

#### 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:	06/04/2020 21:46



Date of sale



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**Indicative Selling Price** \$780,000 - \$820,000 **Median House Price** December quarter 2019: \$791,500





## Comparable Properties



334 Waterloo Rd GLENROY 3046 (REI)

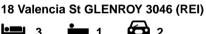




Price: \$810,000 Method: Auction Sale Date: 30/11/2019 Rooms: 4

Property Type: House (Res) Land Size: 590 sqm approx





Price: \$792.000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res) Land Size: 694 sqm approx **Agent Comments** 

Agent Comments



204 West St GLENROY 3046 (REI)





Price: \$777,000 Method: Auction Sale Date: 29/02/2020

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments

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



