

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

1 William Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$791,500

Property 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	Price	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

1 William Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$780,000 - \$820,000

Median House Price

December quarter 2019: \$791,500



Property Type:

Agent Comments

Comparable Properties



334 Waterloo Rd GLENROY 3046 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 590 sqm approx



18 Valencia St GLENROY 3046 (REI)

Agent Comments



Price: \$792,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 694 sqm approx



204 West St GLENROY 3046 (REI)

Agent Comments



Price: \$777,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 700 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.