

# 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

3/37 Valencia Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2021

to

30/09/2021

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	4/34 Harold St GLENROY 3046	\$610,000	24/11/2021
2	4/14 Ila St GLENROY 3046	\$590,000	30/07/2021
3	6b Widford St GLENROY 3046	\$565,000	05/11/2021

**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:

20/01/2022 15:25

3/37 Valencia Street, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

September quarter 2021: \$605,000



2 1 1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 164 sqm approx

Agent Comments

## Comparable Properties



**4/34 Harold St GLENROY 3046 (REI)**

Agent Comments

2 1 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 24/11/2021

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 181 sqm approx

**4/14 Ila St GLENROY 3046 (REI)**

Agent Comments

2 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 30/07/2021

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 120 sqm approx



**6b Widford St GLENROY 3046 (REI)**

Agent Comments

2 1 1

**Price:** \$565,000

**Method:** Private Sale

**Date:** 05/11/2021

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 146 sqm approx

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



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