

# 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

57 Augustine Terrace, 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 \$695,000

&

\$760,000

### Median sale price

Median price \$833,000

Property Type House

Suburb Glenroy

Period - From 01/01/2021

to 31/03/2021

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	90 Moonee Blvd GLENROY 3046	\$810,000	29/04/2021
2	47 Augustine Tce GLENROY 3046	\$787,000	14/03/2021
3	7 Moonee Blvd GLENROY 3046	\$735,000	06/02/2021

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:

26/05/2021 11:01



**Property Type:** House

**Land Size:** 621 sqm approx

Agent Comments

## Comparable Properties



**90 Moonee Blvd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 29/04/2021

**Property Type:** House (Res)

**Land Size:** 587 sqm approx

**47 Augustine Tce GLENROY 3046 (REI)**

Agent Comments



**Price:** \$787,000

**Method:** Sold Before Auction

**Date:** 14/03/2021

**Property Type:** House



**7 Moonee Blvd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$735,000

**Method:** Sold Before Auction

**Date:** 06/02/2021

**Property Type:** House (Res)