# 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

3A St Agnes Court, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$465,000		&		\$505,000			
Median sale pr	rice							
Median price	\$615,555	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2021	to	31/03/2021		So	urce	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	2/101 Glenroy Rd GLENROY 3046	\$505,500	03/04/2021
2	3/1 Daley St GLENROY 3046	\$475,000	15/02/2021
3	3/8 Becket St.S GLENROY 3046	\$474,000	17/02/2021

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:

28/04/2021 12:28









Rooms: 4 Property Type: Unit Land Size: 337 sqm approx Agent Comments

**Indicative Selling Price** \$465,000 - \$505,000 **Median Unit Price** March quarter 2021: \$615,555

# **Comparable Properties**



2/101 Glenroy Rd GLENROY 3046 (REI)





Price: \$505,500 Method: Sold Before Auction Date: 03/04/2021 Property Type: Villa

3/1 Daley St GLENROY 3046 (REI)

Agent Comments

Agent Comments



Price: \$475,000 Method: Private Sale Date: 15/02/2021 Property Type: Unit

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3/8 Becket St.S GLENROY 3046 (REI)



Agent Comments



Price: \$474,000 Method: Private Sale Date: 17/02/2021 Property Type: Villa Land Size: 153 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.