

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 consumer.vic.gov.au/underquoting

Range between \$465,000

&

\$505,000

Median sale price

Median price \$615,555

Property Type Unit

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	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



2 1 2

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)

Agent Comments

2 1 1

Price: \$505,500

Method: Sold Before Auction

Date: 03/04/2021

Property Type: Villa



3/1 Daley St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$475,000

Method: Private Sale

Date: 15/02/2021

Property Type: Unit



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

Agent Comments

2 1 2

Price: \$474,000

Method: Private Sale

Date: 17/02/2021

Property Type: Villa

Land Size: 153 sqm approx