

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

11 King Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$845,000

&

\$885,000

Median sale price

Median price \$817,500

Property Type House

Suburb Glenroy

Period - From 01/07/2023

to

30/09/2023

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	318 Waterloo Rd GLENROY 3046	\$905,000	24/10/2023
2	130 Cardinal Rd GLENROY 3046	\$855,000	18/11/2023
3	1 Valley Cr GLENROY 3046	\$845,000	14/11/2023

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:

20/12/2023 11:08

11 King Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$845,000 - \$885,000

Median House Price

September quarter 2023: \$817,500



3 1 2

Rooms: 6

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



318 Waterloo Rd GLENROY 3046 (REI)

Agent Comments

3 1 4

Price: \$905,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 715 sqm approx



130 Cardinal Rd GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$855,000

Method: Auction Sale

Date: 18/11/2023

Rooms: 7

Property Type: House

Land Size: 700 sqm approx



1 Valley Cr GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$845,000

Method: Auction Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 588 sqm approx

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



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