

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

120 Evell Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$830,000

&

\$860,000

Median sale price

Median price \$790,000

Property Type House

Suburb Glenroy

Period - From 01/10/2023

to 31/12/2023

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	117 Evell St GLENROY 3046	\$923,000	15/03/2024
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:

09/04/2024 11:37

120 Evell Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$830,000 - \$860,000

Median House Price

December quarter 2023: \$790,000



 3  1  2

Rooms: 1

Property Type: House

Land Size: 739 sqm approx

Agent Comments

Comparable Properties



117 Evell St GLENROY 3046 (REI)

Agent Comments

 4  1  5

Price: \$923,000

Method: Sold Before Auction

Date: 15/03/2024

Rooms: 7

Property Type: House (Res)

Land Size: 677 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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