

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4/38 Acacia Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$500,000

&

\$540,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2022

to

30/09/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/1 Meadowbank St GLENROY 3046	\$530,000	29/11/2022
2	2/195 Daley St GLENROY 3046	\$520,000	21/06/2022
3	7/54-56 Justin Av GLENROY 3046	\$510,000	18/08/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/12/2022 10:55

4/38 Acacia Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

September quarter 2022: \$582,500



2 2 1

Property Type: Townhouse

Land Size: 121 sqm approx

Agent Comments

Comparable Properties



4/1 Meadowbank St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 29/11/2022

Property Type: Unit

Land Size: 153 sqm approx



2/195 Daley St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 21/06/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 102 sqm approx



7/54-56 Justin Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 18/08/2022

Property Type: Unit

Land Size: 140 sqm approx

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



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