

# 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](http://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



**Property Type:** Townhouse

**Land Size:** 121 sqm approx

Agent Comments

## Comparable Properties



**4/1 Meadowbank St GLENROY 3046 (REI)**

Agent Comments



**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



**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



**Price:** \$510,000

**Method:** Private Sale

**Date:** 18/08/2022

**Property Type:** Unit

**Land Size:** 140 sqm approx