

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

3/254 West Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$495,000

&

\$525,000

Median sale price

Median price \$589,389

Property Type Unit

Suburb Glenroy

Period - From 01/10/2020

to 31/12/2020

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	2/14 Daley St GLENROY 3046	\$535,000	18/09/2020
2	6/905 Pascoe Vale Rd GLENROY 3046	\$510,000	05/12/2020
3	4/180 Glenroy Rd GLENROY 3046	\$500,000	24/12/2020

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:

11/02/2021 15:36

3/254 West Street, Glenroy Vic 3046

**Stockdale
& Leggo**

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Indicative Selling Price

\$495,000 - \$525,000

Median Unit Price

December quarter 2020: \$589,389



Property Type: Unit

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



2/14 Daley St GLENROY 3046 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 18/09/2020

Rooms: 4

Property Type: Unit

Land Size: 184 sqm approx



6/905 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 05/12/2020

Property Type: Villa

Land Size: 148 sqm approx



4/180 Glenroy Rd GLENROY 3046 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 24/12/2020

Rooms: 5

Property Type: Unit

Land Size: 165 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.