Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$620,000	&	\$650,000
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Median sale price

Median price	\$582,500	Pro	perty Type	Unit		Suburb	Glenroy
Period - From	01/10/2022	to	31/12/2022		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

Address of comparable property		Price	Date of sale
1	3 & 4/59-61 Hubert Av GLENROY 3046	\$660,000	24/01/2023
2	1/67 View St GLENROY 3046	\$650,000	20/12/2022
3	22 Illawarra St GLENROY 3046	\$630,000	17/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/04/2023 11:12





Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> **Indicative Selling Price** \$620,000 - \$650,000 **Median Unit Price**

December quarter 2022: \$582,500



Property Type: Townhouse

Land Size: 202 sqm approx

Agent Comments

Comparable Properties



3 & 4/59-61 Hubert Av GLENROY 3046 (REI)





Price: \$660,000 Method: Private Sale Date: 24/01/2023

Property Type: Townhouse (Single) Land Size: 180 sqm approx



1/67 View St GLENROY 3046 (REI)







Price: \$650,000

Method: Sold Before Auction

Date: 20/12/2022 Rooms: 6

Property Type: Townhouse (Res) Land Size: 316 sqm approx

Agent Comments





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





Price: \$630,000 Method: Private Sale Date: 17/11/2022

Property Type: Townhouse (Res) Land Size: 148 sqm approx

Agent Comments

Agent Comments



22 Illawarra St GLENROY 3046 (REI)









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