

# 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

1/2 Mckerchar 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 \$565,000

&

\$595,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Glenroy

Period - From 01/07/2021

to 30/09/2021

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	1 Morley St GLENROY 3046	\$635,000	27/08/2021
2	4/83-85 Isla Av GLENROY 3046	\$624,500	21/06/2021
3	3/29 View St GLENROY 3046	\$525,000	22/05/2021

**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:

22/10/2021 13:53



3   2   2

**Rooms:** 5  
**Property Type:** Town House  
**Agent Comments**

**Indicative Selling Price**  
\$565,000 - \$595,000  
**Median Unit Price**  
September quarter 2021: \$605,000

## Comparable Properties



**1 Morley St GLENROY 3046 (REI)**

**Agent Comments**

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 27/08/2021  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 285 sqm approx

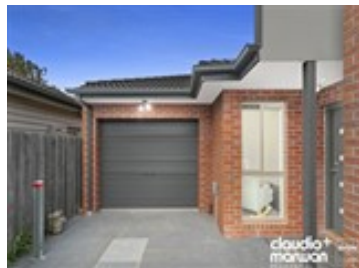


**4/83-85 Isla Av GLENROY 3046 (REI)**

**Agent Comments**

3   2   2

**Price:** \$624,500  
**Method:** Private Sale  
**Date:** 21/06/2021  
**Property Type:** Townhouse (Single)



**3/29 View St GLENROY 3046 (REI)**

**Agent Comments**

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**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** Unit  
**Land Size:** 163 sqm approx

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