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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$565,000		&		\$595,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress 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









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)

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



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



3/29 View St GLENROY 3046 (REI)



Agent Comments

Agent Comments

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





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