

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

2/258 Glenlyon Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Fitzroy North

Period - From 27/10/2019

to

26/10/2020

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	107/10 Charles St BRUNSWICK 3056	\$480,000	27/04/2020
2	424/21 Village Av BRUNSWICK EAST 3057	\$462,500	07/07/2020
3	4/111 Beaconsfield Pde NORTHCOTE 3070	\$450,000	16/07/2020

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:

27/10/2020 11:28

2/258 Glenlyon Road, Fitzroy North Vic 3068

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Indicative Selling Price

\$440,000 - \$470,000

Median Unit Price

27/10/2019 - 26/10/2020: \$660,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



107/10 Charles St BRUNSWICK 3056 (REI/VG) Agent Comments

1 1 1

Price: \$480,000

Method: Auction Sale

Date: 27/04/2020

Property Type: Apartment

424/21 Village Av BRUNSWICK EAST 3057 (VG) Agent Comments

1 - -

Price: \$462,500

Method: Sale

Date: 07/07/2020

Property Type: Strata Unit/Flat



4/111 Beaconsfield Pde NORTHCOTE 3070 (VG) Agent Comments

1 - -

Price: \$450,000

Method: Sale

Date: 16/07/2020

Property Type: Strata Flat - Single OYO Flat

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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.