

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

1/70 Glenroy Road, Glenroy Vic 3046

Indicative selling price

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

Range between

\$690

&

\$759

Median sale price

Median price

\$900,000

Property Type

House

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	3/3 Acacia St GLENROY 3046	\$745,000	25/06/2021
2	1/66 Melbourne Av GLENROY 3046	\$740,000	01/08/2021
3	2c Lyons St GLENROY 3046	\$725,000	04/09/2021

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:

01/11/2021 16:23

1/70 Glenroy Road, Glenroy Vic 3046



The Realest
Estate.

Sam Elsheikh

03 7018 8588

0432 122 242

sam@therealestestate.com.au

Indicative Selling Price

\$690 - \$759

Median House Price

September quarter 2021: \$900,000



Property Type:

Agent Comments

Comparable Properties



3/3 Acacia St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 25/06/2021

Property Type: Townhouse (Single)

Land Size: 172 sqm approx



1/66 Melbourne Av GLENROY 3046 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 01/08/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



2c Lyons St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 04/09/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 230 sqm approx

Account - The Realest Estate | P: (03) 7018 8588



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