#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$725,000

Including suburb and postcode	
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### Ir

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

Range between \$690	&	\$759
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#### Median sale price

Median price	\$900,000	Pro	perty 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.

Add	dress 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

#### OR

3

2c Lyons St GLENROY 3046

**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:	01/11/2021 16:23



04/09/2021



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





## Comparable Properties



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



Price: \$745,000 Method: Private Sale Date: 25/06/2021

Property Type: Townhouse (Single) Land Size: 172 sqm approx

**Agent Comments** 



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

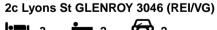


Price: \$740,000 Method: Private Sale Date: 01/08/2021

Rooms: 5

Property Type: Townhouse (Res) Land Size: 234 sqm approx

Agent Comments









Price: \$725,000 Method: Private Sale Date: 04/09/2021

Rooms: 5

Property Type: Townhouse (Res) Land Size: 230 sqm approx

Agent Comments

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