

# 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

1/34 Harold 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 \$595,000

&

\$635,000

### Median sale price

Median price \$589,389

Property Type Unit

Suburb Glenroy

Period - From 01/10/2020

to 31/12/2020

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	1/86 View St GLENROY 3046	\$640,000	15/12/2020
2	1/74 Maude Av GLENROY 3046	\$605,000	12/12/2020
3	3/17 Justin Av GLENROY 3046	\$591,000	25/11/2020

**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:

11/03/2021 15:04

1/34 Harold Street, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

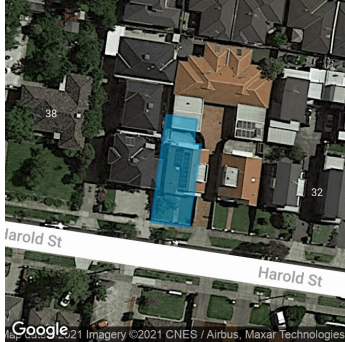
dimbesi@stockdaleleggo.com.au

**Indicative Selling Price**

\$595,000 - \$635,000

**Median Unit Price**

December quarter 2020: \$589,389



 3  1  1

**Property Type:** Townhouse  
(Single)

**Land Size:** 224 sqm approx

**Agent Comments**

## Comparable Properties



**1/86 View St GLENROY 3046 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$640,000

**Method:** Private Sale

**Date:** 15/12/2020

**Property Type:** Unit



**1/74 Maude Av GLENROY 3046 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$605,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx



**3/17 Justin Av GLENROY 3046 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$591,000

**Method:** Private Sale

**Date:** 25/11/2020

**Rooms:** 5

**Property Type:** Unit

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