

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode 8 Glen Street, Glenroy Vic 3046

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$790,000 & \$850,000

Median Sale Price

Median price \$790,000 Property type House Suburb Glenroy

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable Property Sales

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. 25 Valencia St GLENROY 3046	\$880,000	10/02/2024
2. 33 Melbourne Av GLENROY 3046	\$870,000	29/11/2023
3. 130 Cardinal Rd GLENROY 3046	\$855,000	18/11/2023

This Statement of Information was prepared on:

2nd April 2024



Rooms: 5

Property Type: House

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



25 Valencia St GLENROY 3046 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



33 Melbourne Av GLENROY 3046 (REI)

Agent Comments



Price: \$870,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: House (Res)



130 Cardinal Rd GLENROY 3046 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 18/11/2023

Rooms: 7

Property Type: House

Land Size: 700 sqm approx