## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	2/19 Chapman Avenue, Glenroy Vic 3046
Including suburb and	
postcode	

### Indicative selling price

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

### Median sale price

Median price	\$641,000	Pro	perty Type	Jnit	]	Suburb	Glenroy
Period - From	01/04/2024	to	30/06/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/29 Prospect St GLENROY 3046	\$608,000	15/08/2024
2	3/10 Gladstone Pde GLENROY 3046	\$535,000	12/06/2024
3	1/12 Acacia St GLENROY 3046	\$540,000	13/04/2024

#### OR

**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:	16/08/2024 15:54





Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> **Indicative Selling Price** \$520,000 - \$570,000 **Median Unit Price** June quarter 2024: \$641,000

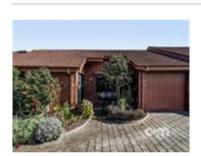


Rooms: 4

Property Type: Unit Land Size: 134 sqm approx

**Agent Comments** 

# Comparable Properties



3/29 Prospect St GLENROY 3046 (REI)





Price: \$608,000 Method: Auction Sale Date: 15/08/2024

Property Type: Townhouse (Single) Land Size: 154 sqm approx

3/10 Gladstone Pde GLENROY 3046 (REI)





Price: \$535,000 Method: Private Sale Date: 12/06/2024 Property Type: Villa

Land Size: 133 sqm approx

Agent Comments

**Agent Comments** 



1/12 Acacia St GLENROY 3046 (REI)



Price: \$540.000 Method: Private Sale Date: 13/04/2024 Property Type: Unit

Land Size: 165 sqm approx

Agent Comments

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



