

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

17 Cross Terrace, Glenroy Vic 3046

Indicative selling price

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

Single price

\$812,250

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 (*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 Valley Cr GLENROY 3046	\$845,000	14/11/2023
2	131 Augustine Tce GLENROY 3046	\$810,000	21/10/2023
3	97 Valley Cr GLENROY 3046	\$800,000	05/08/2023

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:

30/01/2024 16:33

17 Cross Terrace, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$812,250

Median House Price

December quarter 2023: \$790,000



4 3 2

Property Type: House

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



1 Valley Cr GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$845,000

Method: Auction Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 588 sqm approx



131 Augustine Tce GLENROY 3046 (REI)

Agent Comments

4 2 2

Price: \$810,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 846 sqm approx



97 Valley Cr GLENROY 3046 (REI)

Agent Comments

3 1 4

Price: \$800,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 585 sqm approx

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



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