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

12a Hartington Street, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$510,000		&		\$550,000			
Median sale pi	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/04/2023	to	31/03/2024		So	urce	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	4/15 Acacia St GLENROY 3046	\$550,000	19/03/2024
2	2/64 Becket St.N GLENROY 3046	\$535,000	18/04/2024
3	3/699 Pascoe Vale Rd GLENROY 3046	\$505,000	03/02/2024

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:

24/04/2024 12:15



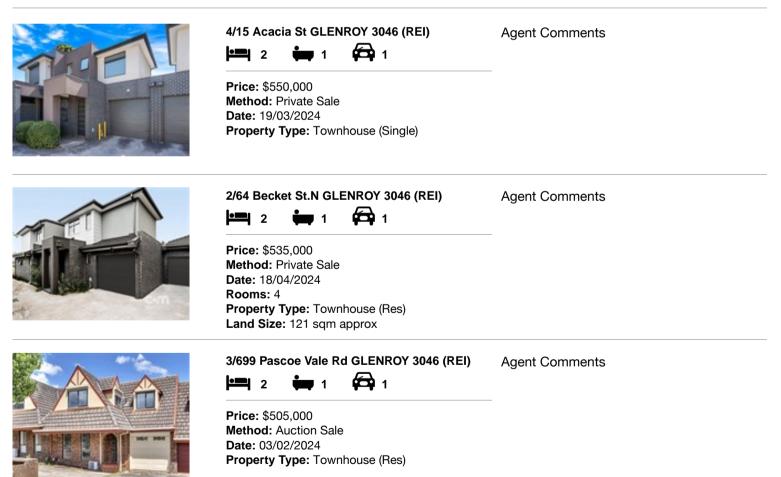






Rooms: 4 Property Type: Town House Land Size: 167 sqm approx Agent Comments Indicative Selling Price \$510,000 - \$550,000 Median Unit Price Year ending March 2024: \$600,000

Comparable Properties



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



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