

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

2/38 Acacia Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$585,000 & \$635,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Glenroy

Period - From 01/07/2021 to 30/09/2021 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	3/2 Trevannion St GLENROY 3046	\$620,000	15/12/2021
2	4/34 Harold St GLENROY 3046	\$610,000	24/11/2021
3	2/26 Justin Av GLENROY 3046	\$590,000	26/08/2021

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:

19/01/2022 15:42

2/38 Acacia Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

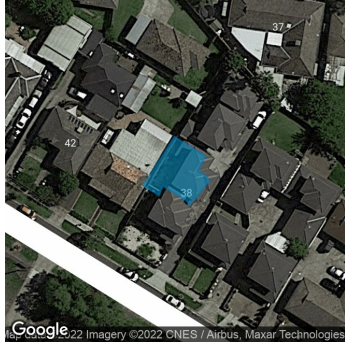
dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$585,000 - \$635,000

Median Unit Price

September quarter 2021: \$605,000



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



3/2 Trevannion St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 15/12/2021

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 159 sqm approx



4/34 Harold St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 24/11/2021

Rooms: 3

Property Type: Unit

Land Size: 181 sqm approx

2/26 Justin Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 26/08/2021

Property Type: Townhouse (Res)

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



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