

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

204 West Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$791,500

Property Type

House

Suburb

Glenroy

Period - From

01/10/2019

to

31/12/2019

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.

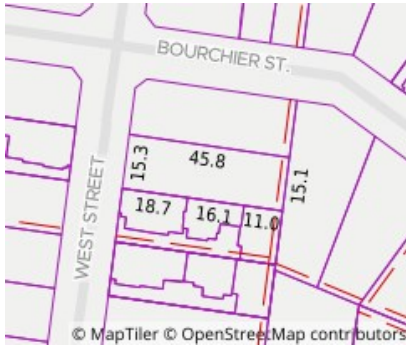
	Address of comparable property	Price	Date of sale
1	18 Valencia St GLENROY 3046	\$792,000	16/11/2019
2	26 Isla Av GLENROY 3046	\$771,000	30/11/2019
3	18 Apsley St GLENROY 3046	\$770,000	18/11/2019

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:

31/01/2020 14:53



Property Type:

Agent Comments

Comparable Properties



18 Valencia St GLENROY 3046 (REI)

Agent Comments



Price: \$792,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 694 sqm approx

26 Isla Av GLENROY 3046 (REI)

Agent Comments



Price: \$771,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House



18 Apsley St GLENROY 3046 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 18/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx