

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

94 Evell Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$639,000

&

\$669,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Glenroy

Period - From 01/01/2023

to

31/03/2023

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	3/19 Prospect St GLENROY 3046	\$671,000	04/02/2023
2	2/45 Finchley Av GLENROY 3046	\$655,000	10/12/2022
3	1/48 Hubert Av GLENROY 3046	\$635,000	29/04/2023

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:

01/05/2023 21:22



3 2 2

Property Type: Townhouse

Land Size: 287 sqm approx

Agent Comments

Comparable Properties



3/19 Prospect St GLENROY 3046 (REI)

Agent Comments

3 3 2

Price: \$671,000

Method: Private Sale

Date: 04/02/2023

Property Type: Townhouse (Single)

2/45 Finchley Av GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$655,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)

Land Size: 194 sqm approx



1/48 Hubert Av GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$635,000

Method: Private Sale

Date: 29/04/2023

Property Type: Townhouse (Single)

Land Size: 202 sqm approx