Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	2/19 Isla Avenue, Glenroy Vic 3046
postcode	

Indicative selling price

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

Range between \$670,000 & \$710,000	
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Median sale price

Median price	\$620,000	Pro	perty Type U	nit		Suburb	Glenroy
Period - From	01/10/2021	to	31/12/2021	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/21 Clovelly Av GLENROY 3046	\$725,000	11/11/2021
2	2/9 Danae St GLENROY 3046	\$707,888	08/11/2021
3	2/22 York St GLENROY 3046	\$685,000	24/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/03/2022 10:00





Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$670,000 - \$710,000 **Median Unit Price** December quarter 2021: \$620,000



Property Type: Townhouse **Agent Comments**

Comparable Properties



2/21 Clovelly Av GLENROY 3046 (REI)



Price: \$725,000

Method: Sold Before Auction

Date: 11/11/2021 Rooms: 5

Property Type: Townhouse (Res) Land Size: 143 sqm approx

Agent Comments



2/9 Danae St GLENROY 3046 (REI)

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Price: \$707.888 Method: Private Sale Date: 08/11/2021 Rooms: 5

Property Type: Townhouse (Res) Land Size: 140 sqm approx

Agent Comments



2/22 York St GLENROY 3046 (REI)



Price: \$685,000 Method: Private Sale Date: 24/12/2021 Rooms: 4

Property Type: Townhouse (Res) Land Size: 118 sqm approx

Agent Comments

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







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