## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 66c Paget Avenue, Glenroy Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	1/58 Augustine Tce GLENROY 3046	\$650,000	23/09/2024
2	2/10 Churchill St GLENROY 3046	\$680,000	02/08/2024
3	4/44 Gladstone Pde GLENROY 3046	\$670,000	20/05/2024

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:

04/11/2024 13:29









Rooms: 5 Property Type: Townhouse Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price September quarter 2024: \$595,000

# **Comparable Properties**

	1/58 Augustine Tce GLENROY 3046 (REI) 3  1  2 Price: \$650,000 Method: Private Sale Date: 23/09/2024 Property Type: Townhouse (Single) Land Size: 206 sqm approx	Agent Comments
Stocker Logo	2/10 Churchill St GLENROY 3046 (REI) 2 2 2 2 Price: \$680,000 Method: Private Sale Date: 02/08/2024 Rooms: 5 Property Type: Unit Land Size: 194 sqm approx	Agent Comments
Stockdale	4/44 Gladstone Pde GLENROY 3046 (REI) 3 2 2 2 Price: \$670,000 Method: Private Sale Date: 20/05/2024 Rooms: 5 Property Type: Unit Land Size: 185 sqm approx	Agent Comments

REIV **Propertydata** 

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