

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

22 Illawarra Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$610,000 & \$660,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2022 to 30/06/2022 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	2/40 Lytton St GLENROY 3046	\$671,000	30/08/2022
2	64 Langton St GLENROY 3046	\$655,000	02/06/2022
3	1/117 Hilton St GLENROY 3046	\$640,000	18/06/2022

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:

21/09/2022 14:14



3 1 1

Property Type: Townhouse
(Single)

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



2/40 Lytton St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$671,000

Method: Sold Before Auction

Date: 30/08/2022

Property Type: Villa



64 Langton St GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$655,000

Method: Sold Before Auction

Date: 02/06/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 172 sqm approx



1/117 Hilton St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$640,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Unit

Land Size: 294 sqm approx