Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and	4 Melbourne Avenue, Glenroy Vic 3046
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$885,000
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Median sale price

Median price	\$885,000	Pro	perty Type	House		Suburb	Glenroy
Period - From	01/04/2021	to	31/03/2022		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

1	38 Melbourne Av GLENROY 3046	\$900,000	30/04/2022
2	144 Glenroy Rd GLENROY 3046	\$872,000	18/12/2021
3	10 Richard St HADFIELD 3046	\$870,000	03/05/2022

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:	06/06/2022 11:26



Date of sale







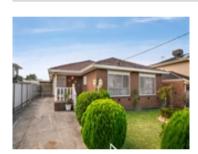




Property Type: House (Res) Land Size: 643 sqm approx **Agent Comments**

Indicative Selling Price \$870,000 - \$885,000 **Median House Price** Year ending March 2022: \$885,000

Comparable Properties



38 Melbourne Av GLENROY 3046 (REI)





Price: \$900,000 Method: Auction Sale Date: 30/04/2022

Property Type: House (Res)

Agent Comments



144 Glenroy Rd GLENROY 3046 (REI)







Price: \$872,000 Method: Auction Sale Date: 18/12/2021

Property Type: House (Res) Land Size: 545 sqm approx

Agent Comments



10 Richard St HADFIELD 3046 (REI)





Price: \$870.000

Method: Sold Before Auction

Date: 03/05/2022

Property Type: House (Res) Land Size: 595 sqm approx

Agent Comments

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



