

# 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

4 Melbourne Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$885,000

### Median sale price

Median price \$885,000

Property 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	Price	Date of sale
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



3   1   3

**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)**

**Agent Comments**

4   1   3

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House (Res)



**144 Glenroy Rd GLENROY 3046 (REI)**

**Agent Comments**

3   2   4

**Price:** \$872,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** House (Res)

**Land Size:** 545 sqm approx



**10 Richard St HADFIELD 3046 (REI)**

**Agent Comments**

4   1   2

**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 03/05/2022

**Property Type:** House (Res)

**Land Size:** 595 sqm approx

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