

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

52 Golf Links Road, Glenroy Vic 3046

Indicative selling price

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

Range between

\$745,000

&

\$785,000

Median sale price

Median price

\$735,250

Property Type

House

Suburb

Glenroy

Period - From

27/11/2019

to

26/11/2020

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	31 Salisbury St GLENROY 3046	\$790,000	28/10/2020
2	63 Farview St GLENROY 3046	\$763,000	02/09/2020
3	13 Electric Av GLENROY 3046	\$750,000	09/09/2020

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:

27/11/2020 12:35



2 1 3

Rooms: 5
Property Type: House
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price

\$745,000 - \$785,000

Median House Price

27/11/2019 - 26/11/2020: \$735,250

Comparable Properties



31 Salisbury St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$790,000
Method: Sold Before Auction
Date: 28/10/2020
Property Type: House (Res)
Land Size: 682 sqm approx



63 Farview St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$763,000
Method: Private Sale
Date: 02/09/2020
Rooms: 5
Property Type: House (Res)
Land Size: 603 sqm approx



13 Electric Av GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$750,000
Method: Private Sale
Date: 09/09/2020
Rooms: 5
Property Type: House (Res)
Land Size: 697 sqm approx