

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

12 Chifley Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$750,000

&

\$780,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Glenroy

Period - From 09/11/2019

to 08/11/2020

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	19 Bindi St GLENROY 3046	\$783,133	17/07/2020
2	1/40 Kennedy St GLENROY 3046	\$780,000	14/07/2020
3	2/33 Kennedy St GLENROY 3046	\$742,500	12/05/2020

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:

09/11/2020 11:24



3 3 2

Rooms: 5

Property Type: Town House

Agent Comments

Indicative Selling Price

\$750,000 - \$780,000

Median Unit Price

09/11/2019 - 08/11/2020: \$570,000

Comparable Properties

19 Bindi St GLENROY 3046 (REI)

Agent Comments

4 3 2

Price: \$783,133

Method: Private Sale

Date: 17/07/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 317 sqm approx



1/40 Kennedy St GLENROY 3046 (REI)

Agent Comments

4 2 1

Price: \$780,000

Method: Private Sale

Date: 14/07/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 279 sqm approx



2/33 Kennedy St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$742,500

Method: Private Sale

Date: 12/05/2020

Property Type: Townhouse (Single)