## 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 betweer	n \$750,000		&		\$780,000			
Median sale price								
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	09/11/2019	to	08/11/2020		So	urce	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.

Ad	dress 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









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) 4  3  2 Price: \$783,133 Method: Private Sale Date: 17/07/2020 Rooms: 6 Property Type: Townhouse (Res) Land Size: 317 sqm approx	Agent Comments
1/40 Kennedy St GLENROY 3046 (REI) 4 2 0 1 Price: \$780,000 Method: Private Sale Date: 14/07/2020 Rooms: 7 Property Type: Townhouse (Res) Land Size: 279 sqm approx	Agent Comments
2/33 Kennedy St GLENROY 3046 (REI) 3 2 2 2 Price: \$742,500 Method: Private Sale Date: 12/05/2020 Property Type: Townhouse (Single)	Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.