

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

3/2 Glenroy Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$460,000

&

\$490,000

Median sale price

Median price \$577,867

Property Type Unit

Suburb Glenroy

Period - From 01/07/2020

to 30/09/2020

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	7/905-907 Pascoe Vale Rd GLENROY 3046	\$490,000	14/07/2020
2	54d View St GLENROY 3046	\$475,000	01/07/2020
3	8/178 Glenroy Rd GLENROY 3046	\$460,000	04/06/2020

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:

01/12/2020 12:04



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



7/905-907 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 14/07/2020

Rooms: 4

Property Type: Unit

Land Size: 150 sqm approx



54d View St GLENROY 3046 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 01/07/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 145 sqm approx



8/178 Glenroy Rd GLENROY 3046 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 04/06/2020

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 120 sqm approx