Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/49 Valencia Street, Glenroy Vic 3046
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$740,000	&	\$790,000
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Median sale price

Median price	\$625,000	Pro	perty Type	Unit		Suburb	Glenroy
Period - From	01/01/2022	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	1/67 Morell St GLENROY 3046	\$800,000	03/02/2022
2	2/61 Loongana Av GLENROY 3046	\$775,000	30/05/2022
3	2/24 Anselm Gr GLENROY 3046	\$755,000	14/04/2022

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:	20/06/2022 13:21





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> **Indicative Selling Price** \$740,000 - \$790,000 **Median Unit Price** March quarter 2022: \$625,000



Rooms: 6

Property Type: Townhouse Land Size: 200 sqm approx

Agent Comments

Comparable Properties



1/67 Morell St GLENROY 3046 (REI)



Price: \$800,000 Method: Private Sale Date: 03/02/2022

Property Type: Townhouse (Single) Land Size: 212 sqm approx

Agent Comments



2/61 Loongana Av GLENROY 3046 (REI)





Price: \$775,000 Method: Private Sale Date: 30/05/2022

Property Type: Townhouse (Single)

Agent Comments



2/24 Anselm Gr GLENROY 3046 (REI)





Price: \$755.000

Method: Sold Before Auction

Date: 14/04/2022 Rooms: 6

Property Type: Townhouse (Res) Land Size: 193 sqm approx

Agent Comments

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





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