

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 Ogden Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$740,000

Property Type House

Suburb Glenroy

Period - From 15/08/2019

to 14/08/2020

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	12 Valencia St GLENROY 3046	\$830,000	03/06/2020
2	49 Cosmos St GLENROY 3046	\$800,000	22/07/2020
3	36 Sadie St GLENROY 3046	\$780,000	24/03/2020

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:

15/08/2020 13:05

12 Ogden Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

15/08/2019 - 14/08/2020: \$740,000



 3  1  2

Rooms: 6

Property Type: House

Land Size: 776 sqm approx

Agent Comments

Comparable Properties



12 Valencia St GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$830,000

Method: Sold Before Auction

Date: 03/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 749 sqm approx



49 Cosmos St GLENROY 3046 (REI)

Agent Comments

 3  1  2

Price: \$800,000

Method: Private Sale

Date: 22/07/2020

Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm approx



36 Sadie St GLENROY 3046 (REI)

Agent Comments

 3  1  2

Price: \$780,000

Method: Private Sale

Date: 24/03/2020

Rooms: 4

Property Type: House

Land Size: 697 sqm approx

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.