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
2/23 Becket Street South, Glenroy Vic 3046

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

| Median price | $615,555 | Property Type | Unit | Suburb | Glenroy |

| Period - From | 01/01/2021 | to | 31/03/2021 | 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	1/34 Harold St GLENROY 3046	$653,000	01/04/2021
2	2/17 Justin Av GLENROY 3046	$680,000	20/02/2021
3	2/35 Becket St.N GLENROY 3046	$625,000	11/01/2021

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: 17/06/2021 12:03

CONSUMER AFFAIRS VICTORIA

🛏 **3**   🛁 **2**   🚗 **2**

Rooms: 6
Property Type: Town House
Land Size: 180 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median Unit Price
March quarter 2021: $615,555

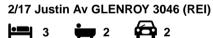# Comparable Properties

1/34 Harold St GLENROY 3046 (REI)

🛏 **3**   🛁 **2**   🚗 **1**

Price: $653,000
Method: Private Sale
Date: 01/04/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 224 sqm approx

Agent Comments

2/17 Justin Av GLENROY 3046 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $680,000
Method: Private Sale
Date: 20/02/2021
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

2/35 Becket St.N GLENROY 3046 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $625,000
Method: Private Sale
Date: 11/01/2021
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

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