

# 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

3/16 York Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$589,389

Property Type Unit

Suburb Glenroy

Period - From 01/10/2020

to 31/12/2020

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	2/23 William St GLENROY 3046	\$765,000	10/03/2021
2	3/30 Kennedy St GLENROY 3046	\$732,500	06/02/2021
3	3/21 Clovelly Av GLENROY 3046	\$705,000	23/12/2020

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:

24/03/2021 16:45



**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**2/23 William St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 10/03/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)



**3/30 Kennedy St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$732,500

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Townhouse (Res)

**Land Size:** 151 sqm approx



**3/21 Clovelly Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$705,000

**Method:** Private Sale

**Date:** 23/12/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 136 sqm approx