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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$690,000		&		\$750,000			
Median sale pr	rice							
Median price	\$589,389	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Add	dress 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





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Property Type: Townhouse Agent Comments

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** December quarter 2020: \$589,389

Comparable Properties

2/23 William St GLENROY 3046 (REI)



Agent Comments

Agent Comments

Price: \$765,000 Method: Private Sale Date: 10/03/2021 Rooms: 5 Property Type: Townhouse (Res)



Price: \$732,500 Method: Auction Sale Date: 06/02/2021 Property Type: Townhouse (Res)

Land Size: 151 sqm approx

3/30 Kennedy St GLENROY 3046 (REI)

2 2

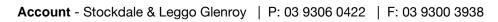
3/21 Clovelly Av GLENROY 3046 (REI) **2**

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Price: \$705,000 Method: Private Sale Date: 23/12/2020 Rooms: 5 Property Type: Townhouse (Res) Land Size: 136 sqm approx

Agent Comments







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.