

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	3/24 Grandview 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	\$460,000	&	\$500,000

Median sale price

Median price	\$564,133	Hou	se	Unit	Х	Suburb	Glenroy
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2/45 Lytton St GLENROY 3046	\$554,000	02/12/2017
2	3/24 Gladstone Pde GLENROY 3046	\$485,000	09/12/2017
3	3/33 Lytton St GLENROY 3046	\$471,000	28/04/2018

OR

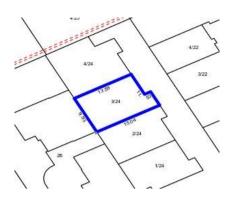
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price Year ending March 2018: \$564,133

Comparable Properties



2/45 Lytton St GLENROY 3046 (REI/VG)

2



6

Price: \$554,000 Method: Auction Sale Date: 02/12/2017 Rooms: 5

Property Type: Unit

Land Size: 194 sqm approx

Agent Comments



3/24 Gladstone Pde GLENROY 3046 (REI/VG)

2



6

Price: \$485,000 Method: Auction Sale Date: 09/12/2017 Rooms: 3

Property Type: Unit

Agent Comments



3/33 Lytton St GLENROY 3046 (REI)

— 2



6

Price: \$471,000 Method: Auction Sale Date: 28/04/2018 Rooms: 3

Property Type: Unit

Agent Comments

Account - A E Gibson & Co (Professionals) | P: 03 93060255





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