Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

1 Plumpton Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$735,000		&		\$765,000			
Median sale p	rice							
Median price	\$795,000	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/01/2023	to	31/03/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	23 Cardinal Rd GLENROY 3046	\$742,500	27/05/2023
2	16 Heather Ct GLENROY 3046	\$720,000	17/05/2023
3	80 Belair Av GLENROY 3046	\$710,000	16/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

30/05/2023 11:52









Rooms: 5 Property Type: House (Res) Land Size: 641 sqm approx Agent Comments Indicative Selling Price \$735,000 - \$765,000 Median House Price March quarter 2023: \$795,000

Comparable Properties



23 Cardinal Rd GLENROY 3046 (REI) 1 6 1 2

Price: \$742,500 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 571 sqm approx

16 Heather Ct GLENROY 3046 (REI)



649mP

Price: \$720,000 Method: Sold Before Auction Date: 17/05/2023 Property Type: House

80 Belair Av GLENROY 3046 (REI)



Agent Comments

Agent Comments

Agent Comments



Price: \$710,000 Method: Private Sale Date: 16/02/2023 Property Type: House

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



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