

# 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 May 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 \$650,000 & \$690,000

### Median sale price

Median price \$900,000 Property Type House Suburb Glenroy

Period - From 01/07/2021 to 30/09/2021 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	48 Melbourne Av GLENROY 3046	\$700,000	17/07/2021
2	108 Justin Av GLENROY 3046	\$677,000	08/05/2021
3	1/9 Electric Av GLENROY 3046	\$665,000	04/05/2021

**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:

25/10/2021 20:03



**Property Type:** House

**Land Size:** 408 sqm approx

Agent Comments

## Comparable Properties



**48 Melbourne Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 374 sqm approx



**108 Justin Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$677,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)



**1/9 Electric Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 04/05/2021

**Property Type:** House (Res)

**Land Size:** 280 sqm approx