Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2 May 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	\$650,000	&	\$690,000

Median sale price

Median price	\$900,000	Pro	perty 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

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 comparableproperties 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





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Indicative Selling Price \$650,000 - \$690,000 **Median House Price** September quarter 2021: \$900,000



Property Type: House Land Size: 408 sqm approx **Agent Comments**

Comparable Properties



48 Melbourne Av GLENROY 3046 (REI)

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Price: \$700,000 Method: Private Sale Date: 17/07/2021 Property Type: House Land Size: 374 sqm approx **Agent Comments**



108 Justin Av GLENROY 3046 (REI)



Price: \$677,000 Method: Auction Sale Date: 08/05/2021

Property Type: House (Res)

Agent Comments



1/9 Electric Av GLENROY 3046 (REI)





Price: \$665.000 Method: Private Sale Date: 04/05/2021

Property Type: House (Res) Land Size: 280 sqm approx Agent Comments

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





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