

# 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

4/21 Bouchier 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 \$530,000 & \$550,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2022 to 31/03/2022 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	4/30 Rodings St HADFIELD 3046	\$570,000	08/02/2022
2	2/52 Isla Av GLENROY 3046	\$550,000	30/04/2022
3	2/74 Maude Av GLENROY 3046	\$510,000	23/05/2022

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:

22/06/2022 09:55



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median Unit Price**  
March quarter 2022: \$625,000

## Comparable Properties



**4/30 Rodings St HADFIELD 3046 (REI)**

**Agent Comments**

2   2   1

**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 08/02/2022  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 114 sqm approx



**2/52 Isla Av GLENROY 3046 (REI)**

**Agent Comments**

2   1   1

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Property Type:** Townhouse (Res)



**2/74 Maude Av GLENROY 3046 (REI)**

**Agent Comments**

2   2   1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 23/05/2022  
**Property Type:** Townhouse (Single)

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