

# 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

3/44 Gladstone Parade, 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 \$565,000 & \$595,000

### Median sale price

Median price \$582,500 Property Type Unit Suburb Glenroy

Period - From 01/07/2022 to 30/09/2022 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	2/20a Apsley St GLENROY 3046	\$620,000	09/09/2022
2	3/38 Widford St GLENROY 3046	\$607,500	21/07/2022
3	2/45 Lytton St GLENROY 3046	\$577,500	23/07/2022

**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:

28/11/2022 12:34

3/44 Gladstone Parade, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$565,000 - \$595,000

**Median Unit Price**

September quarter 2022: \$582,500



2 2 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/20a Apsley St GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 09/09/2022

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 113 sqm approx



**3/38 Widford St GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$607,500

**Method:** Sold Before Auction

**Date:** 21/07/2022

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 157 sqm approx



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

Agent Comments

2 2 1

**Price:** \$577,500

**Method:** Auction Sale

**Date:** 23/07/2022

**Property Type:** Townhouse (Res)

**Land Size:** 159 sqm approx

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



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