

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

5/145 Melbourne Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/01/2024

to

31/03/2024

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	2/29 Isla Av GLENROY 3046	\$510,000	29/04/2024
2	2/39 Bindi St GLENROY 3046	\$510,000	25/04/2024
3	2/10 Lytton St GLENROY 3046	\$466,000	20/06/2024

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:

22/06/2024 14:16



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/29 Isla Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 29/04/2024

Property Type: Unit

Land Size: 152 sqm approx



2/39 Bindi St GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$510,000

Method: Private Sale

Date: 25/04/2024

Property Type: Unit

Land Size: 134 sqm approx



2/10 Lytton St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$466,000

Method: Private Sale

Date: 20/06/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 124 sqm approx