

# 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

3/62 Belair Avenue, 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 \$620,000

&

\$640,000

### Median sale price

Median price \$624,500

Property Type Townhouse

Suburb Glenroy

Period - From 03/12/2020

to

02/12/2021

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	20a Tarana Av GLENROY 3046	\$645,000	30/09/2021
2	3/14 Kennedy St GLENROY 3046	\$625,000	30/08/2021
3	1/25 Isla Av GLENROY 3046	\$625,000	05/10/2021

**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:

03/12/2021 10:18



2 2 1

**Rooms:** 4

**Property Type:** Town House

Agent Comments

**Indicative Selling Price**

\$620,000 - \$640,000

**Median Townhouse Price**

03/12/2020 - 02/12/2021: \$624,500

## Comparable Properties

**20a Tarana Av GLENROY 3046 (REI)**

Agent Comments

2 1 1

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 30/09/2021

**Property Type:** Townhouse (Res)

**Land Size:** 207 sqm approx



**3/14 Kennedy St GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 30/08/2021

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx



**1/25 Isla Av GLENROY 3046 (REI)**

Agent Comments

2 1 1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 05/10/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 195 sqm approx

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