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	con	sumer.vic.go	ov.au	/underquot	ting		
Range between \$620,000			&		\$640,000			
Median sale p	rice							
Median price	\$624,500	Pro	operty Type	Tow	nhouse		Suburb	Glenroy
Period - From	03/12/2020	to	02/12/2021		So	ource	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.

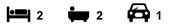
This Statement of Information was prepared on:

03/12/2021 10:18









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) 🛏 2 🛶 1 🛱 1	Agent Comments		
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) 2 2 2 1 Price: \$625,000 Method: Private Sale Date: 30/08/2021 Rooms: 3 Property Type: Townhouse (Res) Land Size: 145 sqm approx	Agent Comments		
1/25 Isla Av GLENROY 3046 (REI) 2 1 1 1 Price: \$625,000 Method: Private Sale Date: 05/10/2021 Rooms: 4 Property Type: Townhouse (Res) Land Size: 195 sqm approx	Agent Comments		

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



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