# 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

1/29 Granville Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$800,000		&		\$870,000				
Median sale price									
Median price	\$582,500	Pro	operty Type	Unit			Suburb	Glenroy	
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/37 Belair Av GLENROY 3046	\$875,000	12/10/2022
2	2/15 Harold St GLENROY 3046	\$855,000	17/11/2022
3	47 Augustine Tce GLENROY 3046	\$850,000	06/12/2022

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:

17/01/2023 13:10









Rooms: 6 Property Type: Townhouse Land Size: 243 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$800,000 - \$870,000 Median Unit Price December quarter 2022: \$582,500

# **Comparable Properties**

1/37 Belair Av GLENROY 3046 (REI) 4  3  6  2 Price: \$875,000 Method: Sold Before Auction Date: 12/10/2022 Rooms: 6 Property Type: Townhouse (Res) Land Size: 284 sqm approx	Agent Comments
2/15 Harold St GLENROY 3046 (REI) 4  3  2 Price: \$855,000 Method: Private Sale Date: 17/11/2022 Rooms: 7 Property Type: Townhouse (Res) Land Size: 284 sqm approx	Agent Comments
47 Augustine Tce GLENROY 3046 (REI) 4 3 2 Price: \$850,000 Method: Sold Before Auction Date: 06/12/2022 Property Type: Townhouse (Res) Land Size: 267 sqm approx	Agent Comments

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



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