

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$870,000

### Median sale price

Median price \$582,500

Property Type Unit

Suburb Glenroy

Period - From 01/10/2022

to

31/12/2022

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	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

## Comparable Properties



**1/37 Belair Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Sold Before Auction

**Date:** 12/10/2022

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 284 sqm approx



**2/15 Harold St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$855,000

**Method:** Private Sale

**Date:** 17/11/2022

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 284 sqm approx



**47 Augustine Tce GLENROY 3046 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 06/12/2022

**Property Type:** Townhouse (Res)

**Land Size:** 267 sqm approx