

# 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

1/43 Anselm Grove, 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 \$480,000 & \$510,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2020 to 31/12/2020 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	6/905 Pascoe Vale Rd GLENROY 3046	\$510,000	05/12/2020
2	4/180 Glenroy Rd GLENROY 3046	\$500,000	24/12/2020
3	5A Emu Pde JACANA 3047	\$480,000	10/11/2020

**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:

21/02/2021 22:18



Gladys TAY

8802 4418

0421 229 043

gladys@ewre.net.au

**Indicative Selling Price**

\$480,000 - \$510,000

**Median Unit Price**

Year ending December 2020: \$580,000



   single covered garage  
2 1

**Property Type:** Unir

**Land Size:** 220 sqm approx

**Agent Comments**

## Comparable Properties



6/905 Pascoe Vale Rd GLENROY 3046 (REI/VG) **Agent Comments**

 2  1  1

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Villa

**Land Size:** 148 sqm approx



4/180 Glenroy Rd GLENROY 3046 (REI) **Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 24/12/2020

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 165 sqm approx



5A Emu Pde JACANA 3047 (REI/VG) **Agent Comments**

 2  1  1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** Unit

**Land Size:** 145 sqm approx