

# 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

33 Melbourne 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$844,500

Property Type

House

Suburb

Glenroy

Period - From

01/10/2020

to

30/09/2021

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	98 North St HADFIELD 3046	\$750,000	20/08/2021
2	67 Melbourne Av GLENROY 3046	\$730,000	30/09/2021
3	17 Middle St HADFIELD 3046	\$690,000	17/06/2021

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:

19/11/2021 14:38



3   1   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 489 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending September 2021: \$844,500

## Comparable Properties



**98 North St HADFIELD 3046 (REI)**

**Agent Comments**

3   1   1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 20/08/2021  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 342 sqm approx



**67 Melbourne Av GLENROY 3046 (REI)**

**Agent Comments**

4   1   2

**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 30/09/2021  
**Property Type:** House (Res)  
**Land Size:** 326 sqm approx



**17 Middle St HADFIELD 3046 (REI)**

**Agent Comments**

3   1   2

**Price:** \$690,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2021  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 279 sqm approx

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