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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$844,500	Property Type Hou		se		Suburb	Glenroy	
Period - From	01/10/2020	to	30/09/2021		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.

Ad	dress 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



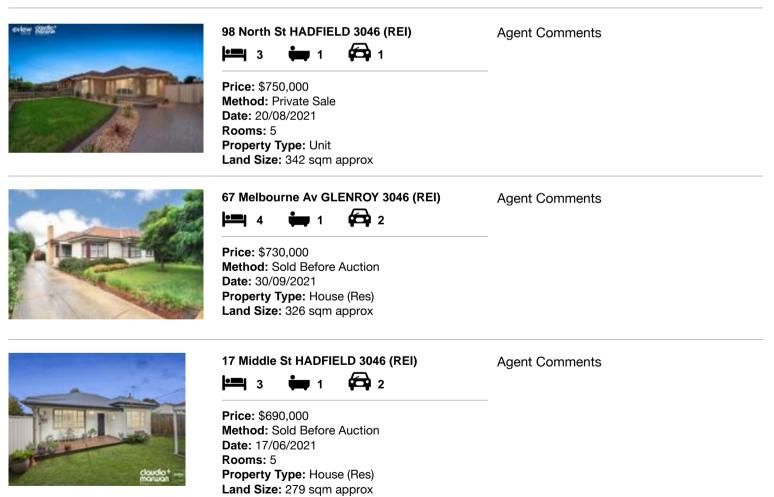






Rooms: 6 Property Type: House Land Size: 489 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending September 2021: \$844,500

Comparable Properties



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



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