

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

60 Langton Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$690,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb Glenroy

Period - From 29/06/2022

to

28/06/2023

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	1/36 Leonard Av GLENROY 3046	\$715,000	03/04/2023
2	2a Reserve Ct GLENROY 3046	\$715,000	28/02/2023
3	2/10 Shepherd St GLENROY 3046	\$677,500	13/05/2023

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:

29/06/2023 15:25



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 233 sqm approx

Agent Comments

Comparable Properties



1/36 Leonard Av GLENROY 3046 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 03/04/2023

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



2a Reserve Ct GLENROY 3046 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 28/02/2023

Property Type: Townhouse (Res)

Land Size: 155 sqm approx

2/10 Shepherd St GLENROY 3046 (REI)

Agent Comments



Price: \$677,500

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 212 sqm approx