

## 73A Gowrie Street, Glenroy Vic 3046



**2 Bed 2 Bath 1 Car**

**Property Type:** Townhouse (Single)

**Land Size:** 163 sqm approx

**Indicative Selling Price**

\$650,000

**Median House Price**

Year ending September 2021:

\$600,000

## Comparable Properties



**3/30 Justin Avenue, Glenroy 3046 (REI/VG)**

**3 Bed 2 Bath 1 Car**

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 22/10/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 241 sqm approx

**Agent Comments:** Superior accommodation



**1/70 Hubert Avenue, Glenroy 3046 (VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$635,000

**Method:** Sale

**Date:** 10/11/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Superior accommodation, similar style of property.



**2/46 Cromwell Street, Glenroy 3046 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 13/12/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 195 sqm approx

**Agent Comments:** Similar accommodation and similar style property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

73A Gowrie 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)

Single price

\$650,000

#### Median sale price

Median price

\$600,000

Unit

x

Suburb

Glenroy

Period - From

01/10/2021

to

30/09/2021

Source

REIV

#### Comparable property sales

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
3/30 Justin Avenue, GLENROY 3046	\$640,000	22/10/2021
1/70 Hubert Avenue, GLENROY 3046	\$635,000	10/11/2021
2/46 Cromwell Street, GLENROY 3046	\$630,000	13/12/2021

This Statement of Information was prepared on:

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