

# 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

4/132 Evell 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)

Range between \$449,000

&

\$475,000

### Median sale price

Median price \$582,500

Property Type Unit

Suburb Glenroy

Period - From 01/10/2022

to 31/12/2022

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	3/24 Widford St GLENROY 3046	\$490,000	24/11/2022
2	4/7 Sadie St GLENROY 3046	\$485,000	09/01/2023
3	2/10 Apsley St GLENROY 3046	\$485,000	21/09/2022

**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:

27/02/2023 10:57



2 1 2

**Property Type:** Unit  
**Land Size:** 156 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$449,000 - \$475,000  
**Median Unit Price**  
December quarter 2022: \$582,500

## Comparable Properties



**3/24 Widford St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 24/11/2022  
**Property Type:** Unit



**4/7 Sadie St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 09/01/2023  
**Property Type:** Unit



**2/10 Apsley St GLENROY 3046 (REI)**

**Agent Comments**

2 1 2

**Price:** \$485,000  
**Method:** Auction Sale  
**Date:** 21/09/2022  
**Property Type:** Villa  
**Land Size:** 126 sqm approx

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