# 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										
Range betweer	\$449,000		&		\$475,000					
Median sale pi	rice									
Median price	\$582,500	Pro	operty Type	Unit			Suburb	Glenroy		
Period - From	01/10/2022	to	31/12/2022		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.

Add	dress 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









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)



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



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

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2/10 Apsley St GLENROY 3046 (REI)

4/7 Sadie St GLENROY 3046 (REI)



Agent Comments

Agent Comments



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



propertydata

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