## 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

3/8 Prospect Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$510,000		&		\$540,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2022	to	31/03/2022		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	3/33 Lytton St GLENROY 3046	\$540,000	26/03/2022
2	4/4 Murrell St GLENROY 3046	\$539,500	27/01/2022
3	1/16 Gladstone Pde GLENROY 3046	\$533,000	02/05/2022

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:

11/05/2022 11:05





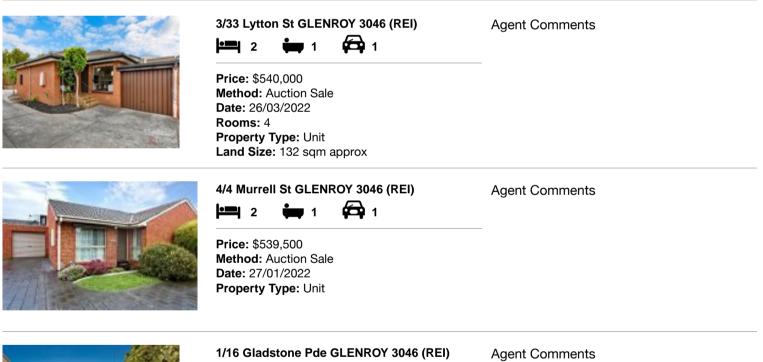
Control Contro



**Property Type:** Unit **Land Size:** 128 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$510,000 - \$540,000 Median Unit Price March quarter 2022: \$625,000

# **Comparable Properties**







Price: \$533,000 Method: Private Sale Date: 02/05/2022 Rooms: 4 Property Type: Unit Land Size: 120 sqm approx

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



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