

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

2/39-41 Valencia Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Glenroy

Period - From 01/01/2022

to 31/03/2022

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	41a Morell St GLENROY 3046	\$595,000	19/02/2022
2	1/135-137 Cardinal Rd GLENROY 3046	\$585,000	25/01/2022
3	2/49 Melbourne Av GLENROY 3046	\$570,000	20/04/2022

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:

21/06/2022 13:54

2/39-41 Valencia Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2022: \$625,000



2 1 1

Property Type: Townhouse
(Single)

Land Size: 162 sqm approx

Agent Comments

Comparable Properties



41a Morell St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Auction Sale

Date: 19/02/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 136 sqm approx



1/135-137 Cardinal Rd GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$585,000

Method: Private Sale

Date: 25/01/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 154 sqm approx



2/49 Melbourne Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 20/04/2022

Rooms: 4

Property Type: Unit

Land Size: 145 sqm approx

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



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