## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	4/62 Belair Avenue, Glenroy Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$590,000	&	\$640,000
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#### Median sale price

Median price	\$605,000	Pro	perty Type Un	it		Suburb	Glenroy
Period - From	01/07/2021	to	30/09/2021	So	ource	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

Address of comparable property		Price	Date of sale
1	1/25 Isla Av GLENROY 3046	\$625,000	05/10/2021
2	4/20 Grandview St GLENROY 3046	\$600,000	27/09/2021
3	3/20 Grandview St GLENROY 3046	\$600,000	02/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2021 13:29









Rooms: 4

Property Type: unit **Agent Comments** 

**Indicative Selling Price** \$590,000 - \$640,000 **Median Unit Price** September quarter 2021: \$605,000

# Comparable Properties



1/25 Isla Av GLENROY 3046 (REI)





Price: \$625,000 Method: Private Sale Date: 05/10/2021 Rooms: 4

Property Type: Townhouse (Res) Land Size: 195 sqm approx

**Agent Comments** 









Price: \$600.000 Method: Private Sale

Date: 27/09/2021 Property Type: Unit **Agent Comments** 



3/20 Grandview St GLENROY 3046 (REI)



Price: \$600,000 Method: Private Sale Date: 02/10/2021 Property Type: Unit

Agent Comments

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





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