Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/4 Truscott Street, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$500,000		&		\$550,000)		
Median sale p	rice							
Median price	\$615,555	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2021	to	31/03/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	13 Coupling Way, Glenroy, Vic 3046, Australia	\$500,000	22/04/2021
2	3/18 Ogden St GLENROY 3046	\$545,000	26/04/2021
3	4/5 Murrell St GLENROY 3046	\$527,000	08/02/2021

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:

20/06/2021 21:53







Rooms: 4 Property Type: Townhouse Land Size: 88 sqm approx Agent Comments Mark Imbesi 03 9306 0422 0418 345 097 mimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price March quarter 2021: \$615,555

Comparable Properties

13 Coupling Way, Glenroy, Vic 3046, Australia (REI) 2 4 2 4 2 4 1	Agent Comments		
Price: \$500,000 Method: Date: 22/04/2021 Property Type: Townhouse (Single)			
3/18 Ogden St GLENROY 3046 (REI) 2 1 1 1 Price: \$545,000 Method: Sold Before Auction Date: 26/04/2021 Rooms: 4 Property Type: Townhouse (Res) Land Size: 116 sqm approx	Agent Comments		
4/5 Murrell St GLENROY 3046 (REI) 2 2 2 1 Price: \$527,000 Method: Sold Before Auction Date: 08/02/2021 Property Type: Townhouse (Res)	Agent Comments		

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.