

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

7 Blucher Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$875,000

Property Type House

Suburb Glenroy

Period - From 01/10/2021

to

31/12/2021

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	1 Langton St GLENROY 3046	\$1,100,000	25/10/2021
2	1 Clovelly Av GLENROY 3046	\$1,060,000	13/11/2021
3	26 Golf Links Rd GLENROY 3046	\$1,020,000	10/03/2022

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:

31/03/2022 14:26



 2  1  2

Rooms: 6
Property Type: House
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2021: \$875,000

Comparable Properties

1 Langton St GLENROY 3046 (REI)

Agent Comments

 4  3  2

Price: \$1,100,000
Method: Private Sale
Date: 25/10/2021
Rooms: 6
Property Type: House (Res)
Land Size: 714 sqm approx



1 Clovelly Av GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$1,060,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 790 sqm approx



26 Golf Links Rd GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$1,020,000
Method: Sold Before Auction
Date: 10/03/2022
Rooms: 6
Property Type: House
Land Size: 699 sqm approx

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