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	33a Anselm Grove, Glenroy Vic 3046
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$822,500	Pro	perty Type	House		Suburb	Glenroy
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	13b Chapman Av GLENROY 3046	\$1,130,000	10/11/2024
2	55 Grandview St GLENROY 3046	\$1,155,000	10/11/2024
3	37 Melbourne Av GLENROY 3046	\$1,125,000	07/11/2024

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:	20/01/2025 16:59





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Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2024: \$822,500



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Rooms: 7

Property Type: House **Land Size:** 348 sqm approx

Agent Comments

Comparable Properties



13b Chapman Av GLENROY 3046 (REI)

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Price: \$1,130,000 **Method:** Private Sale **Date:** 10/11/2024

Property Type: Townhouse (Res) **Land Size:** 350 sqm approx

Agent Comments



55 Grandview St GLENROY 3046 (REI)

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Agent Comments

Agent Comments

Price: \$1,155,000 Method: Private Sale Date: 10/11/2024 Property Type: House Land Size: 610 sqm approx



37 Melbourne Av GLENROY 3046 (REI)

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Price: \$1,125,000

Method: Sold Before Auction

Date: 07/11/2024

Rooms: 6 Property Type: House (Res) Land Size: 400 sqm approx

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





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