

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/39 Melbourne Avenue,  
GLENROY 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$500,000 - \$550,000**

### Median sale price

Median Unit for GLENROY for period Apr 2019 - Jun 2019

Sourced from REIV.

**\$548,750**

### Comparable property sales

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 the most comparable to the property for sale.

**3/113 Glenroy Road,**  
Glenroy 3046

**Price \$517,000** Sold 13 June  
2019

**2/5 Cosmos Street,**  
Glenroy 3046

**Price \$516,250** Sold 26  
March 2019

**3/161 Glenroy road,**  
Glenroy 3046

**Price \$495,000** Sold 25 July  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit

  
2 beds

  
1 baths

  
1 parking

### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

### Contact agents



**Sunny Walia**  
Stockdale & Leggo

03 9306 0422  
0433 160 724  
[swalia@stockdaleleggo.com.au](mailto:swalia@stockdaleleggo.com.au)



**Mark Imbesi**  
Stockdale & Leggo

03 9306 0422  
0418 345 097  
[mimbesi@stockdaleleggo.com.au](mailto:mimbesi@stockdaleleggo.com.au)

**Stockdale  
& Leggo**