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

66b Paget Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$660,000		&		\$700,000				
Median sale price									
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Glenroy	
Period - From	01/04/2022	to	30/06/2022		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.

Add	dress of comparable property	Price	Date of sale
1	2/18 Becket St.S GLENROY 3046	\$710,000	26/07/2022
2	1/41 Anselm Gr GLENROY 3046	\$675,000	24/08/2022
3	141 Hilton St GLENROY 3046	\$660,000	22/08/2022

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.

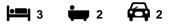
This Statement of Information was prepared on:

14/09/2022 15:10









Property Type: Townhouse Agent Comments

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> Indicative Selling Price \$660,000 - \$700,000 Median Unit Price June quarter 2022: \$630,000

Comparable Properties

2/18 Becket St.S GLENROY 3046 (REI) 2 2 2 2 Price: \$710,000 Method: Private Sale Date: 26/07/2022 Rooms: 5 Property Type: Townhouse (Res) Land Size: 135 sqm approx	Agent Comments
1/41 Anselm Gr GLENROY 3046 (REI) 3 2 0 1 Price: \$675,000 Method: Private Sale Date: 24/08/2022 Rooms: 6 Property Type: Townhouse (Res) Land Size: 218 sqm approx	Agent Comments
141 Hilton St GLENROY 3046 (REI)Image: 13Image: 2Image: 2Image: 2Image: 2Price: \$660,000Image: 2Method: Private SaleImage: 2Date: 22/08/2022Image: 2Rooms: 7Image: 7Property Type: Townhouse (Res)Image: 190 sqm approx	Agent Comments

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





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