

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 between \$660,000 & \$700,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2022 to 30/06/2022 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	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



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/18 Becket St.S GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$710,000

Method: Private Sale

Date: 26/07/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 135 sqm approx



1/41 Anselm Gr GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$675,000

Method: Private Sale

Date: 24/08/2022

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 218 sqm approx



141 Hilton St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$660,000

Method: Private Sale

Date: 22/08/2022

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 190 sqm approx