

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/22 Leonard Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$525,000 & \$565,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Glenroy

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

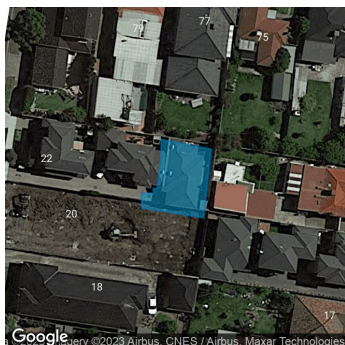
	Address of comparable property	Price	Date of sale
1	3/105 Bindi St GLENROY 3046	\$560,000	09/12/2022
2	2/67 Hubert Av GLENROY 3046	\$546,000	29/10/2022
3	2/21 Bouchier St GLENROY 3046	\$530,000	25/11/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/02/2023 10:15



Property Type: Unit

Agent Comments

Comparable Properties



3/105 Bindi St GLENROY 3046 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 09/12/2022

Property Type: Unit



2/67 Hubert Av GLENROY 3046 (REI)

Agent Comments



Price: \$546,000

Method: Auction Sale

Date: 29/10/2022

Property Type: Townhouse (Res)



2/21 Bourchier St GLENROY 3046 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 25/11/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 125 sqm approx