## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/12 Acacia Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$470,000		&		\$515,000			
Median sale pi	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/07/2021	to	30/09/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	1/31 Harold St GLENROY 3046	\$531,000	23/10/2021
2	2/159 Glenroy Rd GLENROY 3046	\$507,000	05/08/2021
3	9/56 Golf Links Rd GLENROY 3046	\$470,000	18/10/2021

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:

05/11/2021 14:38



2/12 Acacia Street, Glenroy Vic 3046







Rooms: 4 Property Type: Unit Land Size: 154 sqm approx Agent Comments

9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

**Indicative Selling Price** \$470,000 - \$515,000 **Median Unit Price** September quarter 2021: \$605,000

# **Comparable Properties**



1/31 Harold St GLENROY 3046 (REI) **D** 1



Price: \$531,000 Method: Auction Sale Date: 23/10/2021 Property Type: Townhouse (Res) Agent Comments

2/159 Glenroy Rd GLENROY 3046 (REI)

Agent Comments



Price: \$507,000 Method: Auction Sale Date: 05/08/2021 Property Type: Villa



9/56 Golf Links Rd GLENROY 3046 (REI)



Agent Comments



Date: 18/10/2021 Property Type: Townhouse (Single) Land Size: 170 sqm approx

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





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