

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

2/12 Acacia Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$470,000

&

\$515,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Glenroy

Period - From 01/07/2021

to

30/09/2021

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 | 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



Rooms: 4

Property Type: Unit

Land Size: 154 sqm approx

Agent Comments

Comparable Properties



1/31 Harold St GLENROY 3046 (REI)

Agent Comments



Price: \$531,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)

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



Price: \$470,000

Method: Private Sale

Date: 18/10/2021

Property Type: Townhouse (Single)

Land Size: 170 sqm approx