

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

4/85-87 View Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

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

Period - From 01/07/2022 to 30/09/2022 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	9/39 Kennedy St GLENROY 3046	\$430,000	04/05/2022
2	7/2 Murrell St GLENROY 3046	\$425,000	30/08/2022
3	18/836 Pascoe Vale Rd GLENROY 3046	\$410,000	06/06/2022

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:

18/10/2022 12:02

4/85-87 View Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2022: \$582,500



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 115 sqm approx

Agent Comments

Comparable Properties



9/39 Kennedy St GLENROY 3046 (REI)

Agent Comments

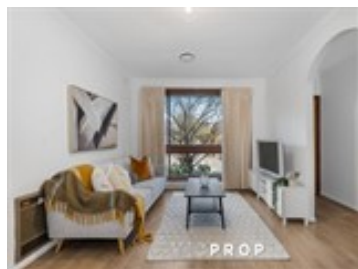
2 1 1

Price: \$430,000

Method: Private Sale

Date: 04/05/2022

Property Type: Villa



7/2 Murrell St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 30/08/2022

Property Type: Unit



18/836 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 06/06/2022

Property Type: Apartment

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



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