

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

2/22 Sadie Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$589,389

Property Type

Unit

Suburb

Glenroy

Period - From

01/10/2020

to

31/12/2020

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	2/14 Daley St GLENROY 3046	\$535,000	18/09/2020
2	3/86 View St GLENROY 3046	\$505,000	12/01/2021
3	3/31 Maude Av GLENROY 3046	\$500,000	28/10/2020

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:

15/02/2021 15:22



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Property Type: Unit
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
December quarter 2020: \$589,389

Comparable Properties



2/14 Daley St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 18/09/2020
Rooms: 4
Property Type: Unit
Land Size: 184 sqm approx



3/86 View St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$505,000
Method: Private Sale
Date: 12/01/2021
Property Type: Unit



3/31 Maude Av GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 28/10/2020
Property Type: Townhouse (Single)