

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

54d View Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$470,000

&

\$490,000

Median sale price

Median price \$607,000

Property Type Unit

Suburb Glenroy

Period - From 01/01/2020

to

31/03/2020

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	2/60 Isla Av GLENROY 3046	\$490,000	14/04/2020
2	1/18 Hartington St GLENROY 3046	\$479,000	07/04/2020
3	2/130 Daley St GLENROY 3046	\$475,000	02/06/2020

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:

24/06/2020 16:14



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/60 Isla Av GLENROY 3046 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 14/04/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



1/18 Hartington St GLENROY 3046 (REI)

Agent Comments



Price: \$479,000

Method: Private Sale

Date: 07/04/2020

Rooms: 4

Property Type: Unit

Land Size: 123 sqm approx



2/130 Daley St GLENROY 3046 (REI)

Agent Comments



Price: \$475,000

Method: Sold Before Auction

Date: 02/06/2020

Property Type: Townhouse (Res)