

# 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

6 Lindsay Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$800,000

### Median sale price

Median price

\$770,000

Property Type

House

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	49 Kennedy St GLENROY 3046	\$840,000	19/12/2020
2	115 Loongana Av GLENROY 3046	\$820,000	15/02/2021
3	38 Tassell St HADFIELD 3046	\$775,000	05/02/2021

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:

20/02/2021 13:18



**Property Type:**

Agent Comments

## Comparable Properties



**49 Kennedy St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 620 sqm approx



**115 Loongana Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 15/02/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

**38 Tassell St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 05/02/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 615 sqm approx