

# 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

3/11 Stanley 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)

Range between \$495,000 & \$540,000

### Median sale price

Median price \$577,867

Property Type Unit

Suburb Glenroy

Period - From 01/07/2020

to 30/09/2020

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	2/32 William St GLENROY 3046	\$550,000	01/07/2020
2	3/32 William St GLENROY 3046	\$547,000	22/10/2020
3	4/24 Grandview St GLENROY 3046	\$480,000	25/06/2020

**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:

17/11/2020 22:48



**Rooms:** 4

**Property Type:** Unit

**Land Size:** 116 sqm approx

Agent Comments

## Comparable Properties



**2/32 William St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 01/07/2020

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 149 sqm approx



**3/32 William St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$547,000

**Method:** Private Sale

**Date:** 22/10/2020

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 178 sqm approx



**4/24 Grandview St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 25/06/2020

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 172 sqm approx