## 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

4/28 Acacia Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$525,000		&		\$555,000					
Median sale pi	rice									
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Glenroy		
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/29 Gladstone Pde GLENROY 3046	\$551,000	09/07/2021
2	5/75 South St HADFIELD 3046	\$530,000	06/08/2021
3	2/159 Glenroy Rd GLENROY 3046	\$507,000	05/08/2021

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:

27/10/2021 09:50



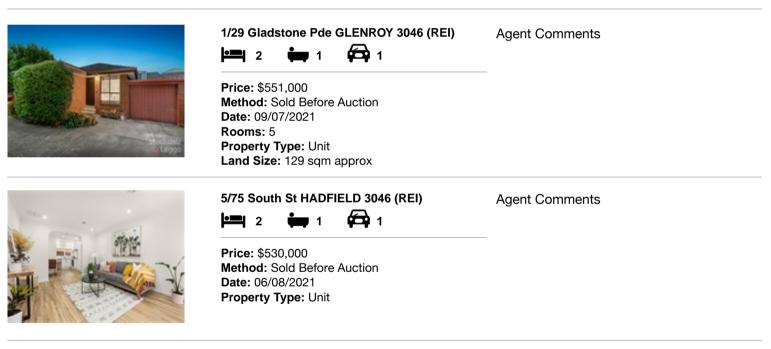






Property Type: Unit Land Size: 157 sqm approx Agent Comments Indicative Selling Price \$525,000 - \$555,000 Median Unit Price September quarter 2021: \$605,000

# **Comparable Properties**



2/159 Glenroy Rd GLENROY 3046 (REI)

Agent Comments



Price: \$507,000 Method: Auction Sale Date: 05/08/2021 Property Type: Villa

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



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