

# 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

1/16 Gladstone Parade, 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 \$510,000

&

\$560,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Glenroy

Period - From 01/10/2021

to 31/12/2021

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.

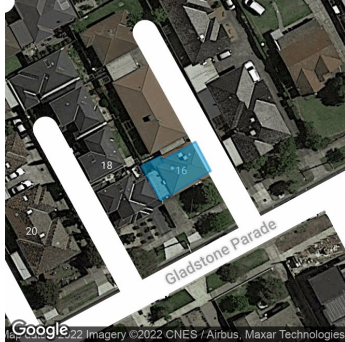
	Address of comparable property	Price	Date of sale
1	1/101 Glenroy Rd GLENROY 3046	\$560,000	06/11/2021
2	3/33 Lytton St GLENROY 3046	\$540,000	26/03/2022
3	2/12 Acacia St GLENROY 3046	\$530,000	04/12/2021

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:

31/03/2022 14:45



**Property Type:** Unit

**Land Size:** 118 sqm approx

Agent Comments

## Comparable Properties



**1/101 Glenroy Rd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$560,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 133 sqm approx



**3/33 Lytton St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 132 sqm approx



**2/12 Acacia St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** Unit

**Land Size:** 155 sqm approx