

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

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