

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

2/4 Howard Court, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$480,000

Median sale price

Median price \$615,555 Property Type Unit Suburb Glenroy

Period - From 01/01/2021 to 31/03/2021 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	4/26 Gladstone Pde GLENROY 3046	\$450,000	06/05/2021
2	3/29 Trevannion St GLENROY 3046	\$452,500	10/04/2021
3	3/8 Becket St.S GLENROY 3046	\$474,000	17/02/2021

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:

28/06/2021 18:00



2 1 1

Rooms: 4

Property Type: unit

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

March quarter 2021: \$615,555

Comparable Properties



4/26 Gladstone Pde GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 06/05/2021

Property Type: Unit

Land Size: 116 sqm approx



3/29 Trevannion St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$452,500

Method: Auction Sale

Date: 10/04/2021

Property Type: Unit



3/8 Becket St.S GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$474,000

Method: Private Sale

Date: 17/02/2021

Property Type: Villa

Land Size: 153 sqm approx