

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

2/14 Daley Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$495,000

&

\$544,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2020

to 30/06/2020

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	2/94 Paget Av GLENROY 3046	\$545,000	26/06/2020
2	3/200 West St GLENROY 3046	\$535,000	12/06/2020
3	2/24 Widford St GLENROY 3046	\$505,000	07/03/2020

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:

23/07/2020 10:24



Property Type: Unit
Agent Comments

Indicative Selling Price
\$495,000 - \$544,000
Median Unit Price
June quarter 2020: \$560,000

Comparable Properties



2/94 Paget Av GLENROY 3046 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 26/06/2020
Rooms: 4
Property Type: Unit
Land Size: 161 sqm approx



3/200 West St GLENROY 3046 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 12/06/2020
Rooms: 4
Property Type: Unit
Land Size: 161 sqm approx

2/24 Widford St GLENROY 3046 (REI)

Agent Comments



Price: \$505,000
Method: Auction Sale
Date: 07/03/2020
Property Type: Townhouse (Res)