

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

2/3 Howard Court, Glenroy Vic 3046

Indicative selling price

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

Range between \$475,000 & \$515,000

Median sale price

Median price \$620,000 Property Type Townhouse Suburb Glenroy

Period - From 21/10/2020 to 20/10/2021 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	3/76 Hubert Av GLENROY 3046	\$515,000	10/07/2021
2	3/74 Maude Av GLENROY 3046	\$500,000	16/07/2021
3	3/62 Chapman Av GLENROY 3046	\$480,000	04/08/2021

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:

21/10/2021 12:00



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$475,000 - \$515,000

Median Townhouse Price

21/10/2020 - 20/10/2021: \$620,000

Comparable Properties



3/76 Hubert Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 10/07/2021

Rooms: 4

Property Type: Unit

Land Size: 150 sqm approx



3/74 Maude Av GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$500,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: Townhouse (Res)

Land Size: 108 sqm approx



3/62 Chapman Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 04/08/2021

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 167 sqm approx

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