## 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

29b Anselm Grove, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$822,500	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	13b Chapman Av GLENROY 3046	\$1,130,000	10/11/2024
2	37 Melbourne Av GLENROY 3046	\$1,125,000	07/11/2024
3	33 Maude Av GLENROY 3046	\$1,220,000	05/10/2024

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:

20/01/2025 16:58





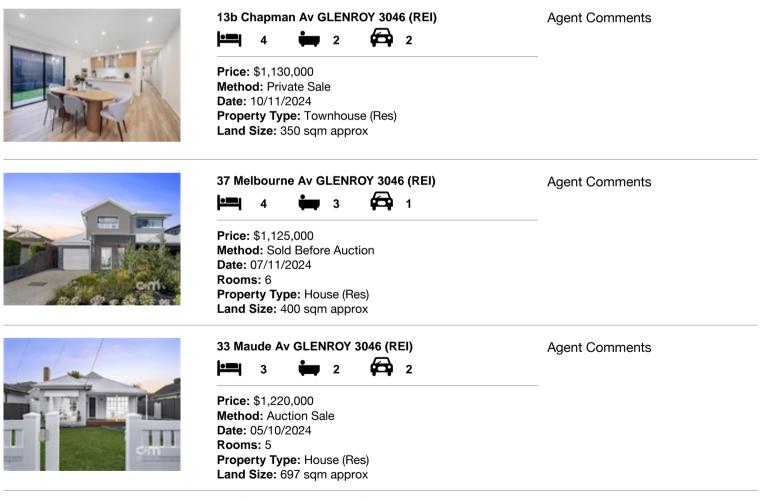




Rooms: 7 Property Type: House Land Size: 348 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2024: \$822,500

# **Comparable Properties**



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



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