

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6/12 Nelson Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$405,000

&

\$445,000

Median sale price

Median price \$620,000

Property Type Townhouse

Suburb Glenroy

Period - From 15/11/2021

to 14/11/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/13 Prospect St GLENROY 3046	\$435,000	14/08/2022
2	3/130 Langton St JACANA 3047	\$425,000	27/07/2022
3	34/21 Station Rd OAK PARK 3046	\$410,000	15/10/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/11/2022 15:33



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Property Type: Unit
Land Size: 151 sqm approx
Agent Comments

Indicative Selling Price
\$405,000 - \$445,000
Median Townhouse Price
15/11/2021 - 14/11/2022: \$620,000

Comparable Properties

4/13 Prospect St GLENROY 3046 (VG)

Agent Comments

2 - -

Price: \$435,000
Method: Sale
Date: 14/08/2022
Property Type: Villa



3/130 Langton St JACANA 3047 (REI/VG)

Agent Comments

2 1 1

Price: \$425,000
Method: Private Sale
Date: 27/07/2022
Property Type: Townhouse (Res)



34/21 Station Rd OAK PARK 3046 (REI)

Agent Comments

2 1 1

Price: \$410,000
Method: Auction Sale
Date: 15/10/2022
Property Type: Townhouse (Res)