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

1/23 Becket Street South, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$485,000		&		\$515,000			
Median sale p	rice							
Median price	\$615,555	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2021	to	31/03/2021		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 sixmonths 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	3/130 Widford St GLENROY 3046	\$495,000	20/02/2021
2			
3			

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:

28/05/2021 12:06









Rooms: 6 Property Type: unit Land Size: 301 sqm approx Agent Comments

Indicative Selling Price \$485,000 - \$515,000 **Median Unit Price** March quarter 2021: \$615,555

Comparable Properties



3/130 Widford St GLENROY 3046 (REI) **6** 1



Price: \$495,000 Method: Auction Sale Date: 20/02/2021 Property Type: Unit

Agent Comments

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.