

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

1/9 Electric Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$770,000

Property Type House

Suburb Glenroy

Period - From 01/10/2020

to 31/12/2020

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	18 Caldwell St GLENROY 3046	\$601,000	27/03/2021
2	37 Pecham St GLENROY 3046	\$600,000	15/10/2020
3	1/55 Gowrie St GLENROY 3046	\$585,000	07/11/2020

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:

13/04/2021 10:18

1/9 Electric Avenue, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$575,000 - \$625,000

Median House Price

December quarter 2020: \$770,000



 2  1  1

Rooms: 4

Property Type: House

Agent Comments

Comparable Properties



18 Caldwell St GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$601,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit



37 Pecham St GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$600,000

Method: Private Sale

Date: 15/10/2020

Rooms: 5

Property Type: House (Res)

Land Size: 380 sqm approx



1/55 Gowrie St GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$585,000

Method: Auction Sale

Date: 07/11/2020

Property Type: Unit

Land Size: 273 sqm approx

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