

# 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

1/4 Valencia Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$827,000 Property Type House Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 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	34 Palana St GLENROY 3046	\$795,000	05/03/2024
2	1/7 Danae St GLENROY 3046	\$790,000	22/12/2023
3	1/55 Melbourne Av GLENROY 3046	\$779,500	02/03/2024

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:

22/04/2024 15:34



 3    2    1

**Rooms:** 5

**Property Type:** Townhouse

**Land Size:** 197m2 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

March quarter 2024: \$827,000

## Comparable Properties



**34 Palana St GLENROY 3046 (REI)**

Agent Comments

 3    2    2

**Price:** \$795,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Townhouse (Single)

**Land Size:** 160 sqm approx

**1/7 Danae St GLENROY 3046 (REI)**

Agent Comments

 3    2    1

**Price:** \$790,000

**Method:** Private Sale

**Date:** 22/12/2023

**Rooms:** 5

**Property Type:** Townhouse (Res)



**1/55 Melbourne Av GLENROY 3046 (REI)**

Agent Comments

 3    2    1

**Price:** \$779,500

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Townhouse (Res)

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