

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

21 Gervase Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$545,000 & \$565,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2020 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	1/29 Trevannion St GLENROY 3046	\$587,777	30/11/2020
2	8a Acacia St GLENROY 3046	\$580,000	22/11/2020
3	126 Justin Av GLENROY 3046	\$513,500	03/12/2020

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: 10/02/2021 12:51



3 1 1

Rooms: 5

Property Type: Town House

Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price

\$545,000 - \$565,000

Median Unit Price

Year ending December 2020: \$580,000

Comparable Properties



1/29 Trevannion St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$587,777

Method: Private Sale

Date: 30/11/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 202 sqm approx



8a Acacia St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$580,000

Method: Auction Sale

Date: 22/11/2020

Property Type: Villa

Land Size: 198 sqm approx



126 Justin Av GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$513,500

Method: Private Sale

Date: 03/12/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 144 sqm approx