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

2/108 View Street, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$520,000		&		\$570,000			
Median sale pi	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/07/2021	to	30/09/2021		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 six months 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	2/58 Bindi St GLENROY 3046	\$595,000	11/08/2021
2	2/40 Augustine Tce GLENROY 3046	\$570,000	22/10/2021
3	2/54 Pecham St GLENROY 3046	\$550,000	15/11/2021

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:

17/01/2022 16:31









Rooms: 4 Property Type: House Land Size: 123 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price September quarter 2021: \$605,000

Comparable Properties



2/58 Bindi St GLENROY 3046 (REI)



Price: \$595,000 Method: Private Sale Date: 11/08/2021 Property Type: Townhouse (Single) Land Size: 122 sqm approx

Agent Comments

Agent Comments





Price: \$570,000 Method: Sold Before Auction Date: 22/10/2021 Rooms: 4 Property Type: Townhouse (Res) Land Size: 129 sqm approx

2/54 Pecham St GLENROY 3046 (REI)

1 2 **1 1**

Agent Comments



Price: \$550,000 Method: Private Sale Date: 15/11/2021 Rooms: 3 Property Type: Unit

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



propertydata

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