

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

2/24 Leonard Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$548,750

Property Type Unit

Suburb Glenroy

Period - From 01/04/2019

to 30/06/2019

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	1/30 Justin Av GLENROY 3046	\$625,000	29/05/2019
2	3/38 Maude Av GLENROY 3046	\$623,000	01/06/2019
3	2/55 Hilda St GLENROY 3046	\$618,800	13/08/2019

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:

08/10/2019 09:25

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Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
June quarter 2019: \$548,750



3 2 2

Rooms: 6
Property Type: Townhouse
Agent Comments

Comparable Properties



1/30 Justin Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$625,000
Method: Private Sale
Date: 29/05/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 211 sqm approx



3/38 Maude Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$623,000
Method: Auction Sale
Date: 01/06/2019
Property Type: Townhouse (Res)

2/55 Hilda St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$618,800
Method: Private Sale
Date: 13/08/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 226 sqm approx