## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 37 Heather Court, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	16 Heather Ct GLENROY 3046	\$720,000	17/05/2023
2	18 Mitchell St GLENROY 3046	\$690,000	26/08/2023
3	69 Daley St GLENROY 3046	\$650,000	08/07/2023

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:

29/08/2023 15:44









Property Type: House Land Size: 605 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median House Price June quarter 2023: \$790,000

# **Comparable Properties**



**1 1 1** 3 **1 1** 

16 Heather Ct GLENROY 3046 (REI)

Price: \$720,000 Method: Sold Before Auction Date: 17/05/2023 Property Type: House Agent Comments



18 Mitchell St GLENROY 3046 (REI)



Price: \$690,000 Method: Auction Sale Date: 26/08/2023 Property Type: House Land Size: 626 sqm approx

69 Daley St GLENROY 3046 (REI)



Price: \$650,000 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 647 sqm approx

### Account - Barry Plant | P: (03) 9431 1243



propertydata

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Agent Comments

Agent Comments