

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

37 Heather Court, Glenroy Vic 3046

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$790,000

Property Type House

Suburb Glenroy

Period - From 01/04/2023

to

30/06/2023

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	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



 3  1  2

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



16 Heather Ct GLENROY 3046 (REI)

Agent Comments

 3  1  1

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



18 Mitchell St GLENROY 3046 (REI)

Agent Comments

 2  1  2

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



69 Daley St GLENROY 3046 (REI)

Agent Comments

 3  1  2

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

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