

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

1/41 Anselm Grove, Glenroy Vic 3046

Indicative selling price

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

Range between \$675,000

&

\$695,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2022

to

30/06/2022

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	3/36 Prospect St GLENROY 3046	\$685,000	17/06/2022
2	3/22 York St GLENROY 3046	\$680,000	26/04/2022
3	2/5 Mitchell Ct GLENROY 3046	\$675,000	27/05/2022

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:

23/08/2022 15:12



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/36 Prospect St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$685,000

Method: Sold Before Auction

Date: 17/06/2022

Property Type: Townhouse (Res)

Land Size: 159 sqm approx



3/22 York St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$680,000

Method: Private Sale

Date: 26/04/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 117 sqm approx



2/5 Mitchell Ct GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$675,000

Method: Private Sale

Date: 27/05/2022

Property Type: Villa