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

6/83-85 Isla Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between | $490,000 | & | $510,000

Median sale price

| Median price | $609,000 | Property Type | Unit | 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	9 Muntz Av GLENROY 3046	$520,000	05/07/2023
2	4/17 Leonard Av GLENROY 3046	$500,000	23/06/2023
3	4/132 Evell St GLENROY 3046	$490,000	01/06/2023

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: 15/08/2023 16:34

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🛏 2   🛁 1   🚗 1

Property Type: Unit
Land Size: 156 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $510,000
Median Unit Price
June quarter 2023: $609,000

Comparable Properties

9 Muntz Av GLENROY 3046 (REI)

🛏 2   🛁 1   🚗 1

Price: $520,000
Method: Private Sale
Date: 05/07/2023
Rooms: 4
Property Type: Unit
Land Size: 198 sqm approx

Agent Comments

4/17 Leonard Av GLENROY 3046 (REI)

🛏 2   🛁 1   🚗 1

Price: $500,000
Method: Private Sale
Date: 23/06/2023
Property Type: Unit

Agent Comments

4/132 Evell St GLENROY 3046 (REI)

🛏 2   🛁 1   🚗 1

Price: $490,000
Method: Private Sale
Date: 01/06/2023
Rooms: 4
Property Type: Unit
Land Size: 156 sqm approx

Agent Comments

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