Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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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	Range between	\$490,000	&	\$510,000
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Median sale price

Median price	\$609,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)





Price: \$520,000 Method: Private Sale Date: 05/07/2023 Rooms: 4

Property Type: Unit

Land Size: 198 sqm approx

Agent Comments

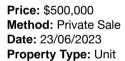








Agent Comments





4/132 Evell St GLENROY 3046 (REI)



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



