

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

3/45 Belair Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$545,000 & \$585,000

Median sale price

Median price \$589,389 Property Type Unit Suburb Glenroy

Period - From 01/10/2020 to 31/12/2020 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	1/29 Trevannion St GLENROY 3046	\$587,777	30/11/2020
2	8a Acacia St GLENROY 3046	\$580,000	22/11/2020
3	21 Gervase Av GLENROY 3046	\$545,000	15/02/2021

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:

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Rooms: 6
Property Type: Unit
Land Size: 143.087 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$585,000
Median Unit Price
December quarter 2020: \$589,389

Comparable Properties



1/29 Trevannion St GLENROY 3046 (REI)

Agent Comments



Price: \$587,777
Method: Private Sale
Date: 30/11/2020
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 202 sqm approx



8a Acacia St GLENROY 3046 (REI)

Agent Comments



Price: \$580,000
Method: Auction Sale
Date: 22/11/2020
Property Type: Villa
Land Size: 198 sqm approx



21 Gervase Av GLENROY 3046 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 15/02/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 176 sqm approx