Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/4 Bourchier Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	between \$665,000		&		\$705,000			
Median sale pi	rice							
Median price	\$615,555	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	1/4 Bourchier St GLENROY 3046	\$720,000	30/03/2021
2	3/24 Maude Av GLENROY 3046	\$695,000	10/04/2021
3	3/47 Justin Av GLENROY 3046	\$695,000	18/02/2021

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:

20/04/2021 10:52









Property Type: Townhouse **Land Size:** 170 sqm approx Agent Comments

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> Indicative Selling Price \$665,000 - \$705,000 Median Unit Price March quarter 2021: \$615,555

Comparable Properties

1/4 Bourchier St GLENROY 3046 (REI) 3 2 2 2 Price: \$720,000 Method: Private Sale Date: 30/03/2021 Rooms: 5 Property Type: Townhouse (Res)	Agent Comments
3/24 Maude Av GLENROY 3046 (REI) 3 2 2 1 Price: \$695,000 Method: Auction Sale Date: 10/04/2021 Property Type: Townhouse (Res) Land Size: 211.50 sqm approx	Agent Comments
3/47 Justin Av GLENROY 3046 (REI) 3 2 2 1 Price: \$695,000 Method: Private Sale Date: 18/02/2021 Rooms: 6 Property Type: Unit	Agent Comments

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

Land Size: 206 sqm approx





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.