## 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 2/44 Gladstone Parade, Glenroy Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$695,000		&		\$735,000			
Median sale p	rice							
Median price	\$937,500	Pro	operty Type	Hou	se		Suburb	Glenroy
Period - From	01/01/2022	to	31/03/2022		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	dress of comparable property	Price	Date of sale
1	1/18 Becket St.S GLENROY 3046	\$740,500	02/06/2022
2	2/40 Justin Av GLENROY 3046	\$725,000	03/03/2022
3	2/59-61 Isla Av GLENROY 3046	\$710,000	20/01/2022

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:

12/07/2022 15:03



2/44 Gladstone Parade, Glenroy Vic 3046

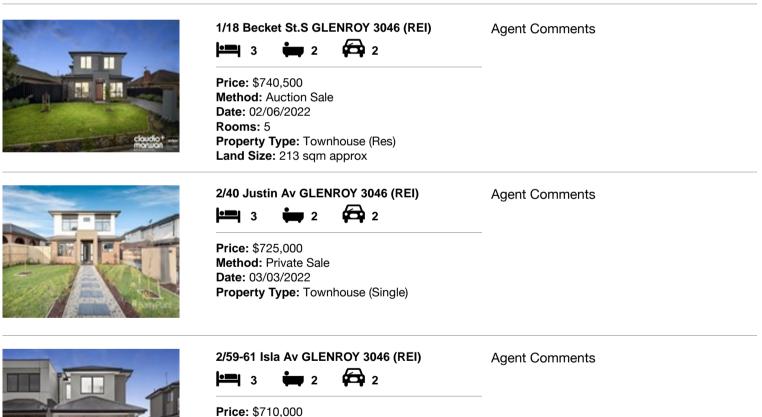




Rooms: 5 Property Type: House Land Size: 219 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$695,000 - \$735,000 Median House Price March quarter 2022: \$937,500

# **Comparable Properties**



Price: \$710,000 Method: Private Sale Date: 20/01/2022 Rooms: 5 Property Type: Townhouse (Res) Land Size: 226 sqm approx

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





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