

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

13 Hartington Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$860,000

Property Type House

Suburb Glenroy

Period - From 01/04/2021

to

30/06/2021

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	20 Clovelly Av GLENROY 3046	\$1,051,000	24/07/2021
2			
3			

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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13 Hartington Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2021: \$860,000



 3  1  3

Rooms: 5

Property Type: House

Land Size: 911 sqm approx

Agent Comments

Comparable Properties



20 Clovelly Av GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$1,051,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 814 sqm approx

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.

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



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