

# STATEMENT OF INFORMATION

58 GLENROY ROAD, GLENROY, VIC 3046

PREPARED BY BOUTIQUE ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**58 GLENROY ROAD, GLENROY, VIC 3046**



3



1



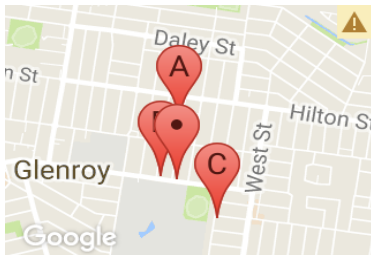
1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$850,000**

## MEDIAN SALE PRICE



**GLENROY, VIC, 3046**

Suburb Median Sale Price (House)

**\$713,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**35 HUBERT AVE, GLENROY, VIC 3046**



3



1



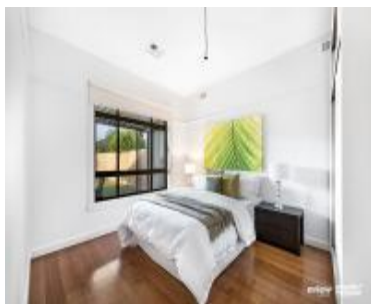
2

### Sale Price

**\*\$800,000**

Sale Date: 22/12/2017

Distance from Property: 418m



**70 GLENROY RD, GLENROY, VIC 3046**



3



1



4

### Sale Price

**\*\$845,000**

Sale Date: 16/12/2017

Distance from Property: 106m



**21 ILA ST, GLENROY, VIC 3046**



3



1



1

### Sale Price

**\*\$685,000**

Sale Date: 09/12/2017

Distance from Property: 383m



This report has been compiled on 26/02/2018 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

58 GLENROY ROAD, GLENROY, VIC 3046

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$850,000

Median sale price

Median price

\$713,000

House

X

Unit


Suburb

GLENROY

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
35 HUBERT AVE, GLENROY, VIC 3046	*\$800,000	22/12/2017
70 GLENROY RD, GLENROY, VIC 3046	*\$845,000	16/12/2017
21 ILA ST, GLENROY, VIC 3046	*\$685,000	09/12/2017