

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

4/44 Gladstone Parade, Glenroy Vic 3046

Indicative selling price

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

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/01/2024

to

31/03/2024

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	2/2 Tudor St GLENROY 3046	\$716,000	16/12/2023
2	2/66 Hubert Av GLENROY 3046	\$710,000	11/04/2024
3	8a Kiama St GLENROY 3046	\$655,000	11/04/2024

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:

14/05/2024 15:20



3 2 2

Rooms: 5

Property Type: Unit

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



2/2 Tudor St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$716,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit

Land Size: 335 sqm approx



2/66 Hubert Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$710,000

Method: Sold Before Auction

Date: 11/04/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 140 sqm approx



8a Kiama St GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$655,000

Method: Private Sale

Date: 11/04/2024

Property Type: Unit

Land Size: 362 sqm approx