

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

50 Langton Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$830,000 & \$860,000

Median sale price

Median price \$811,000 Property Type House Suburb Glenroy

Period - From 20/03/2023 to 19/03/2024 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 | 33 Melbourne Av GLENROY 3046 | \$870,000 | 29/11/2023 |
| 2 | 130 Cardinal Rd GLENROY 3046 | \$855,000 | 18/11/2023 |
| 3 | 106 Loongana Av GLENROY 3046 | \$835,500 | 27/02/2024 |

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:

20/03/2024 15:20

50 Langton Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Richard Imbesi

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Indicative Selling Price

\$830,000 - \$860,000

Median House Price

20/03/2023 - 19/03/2024: \$811,000



Property Type:

Agent Comments

Comparable Properties



33 Melbourne Av GLENROY 3046 (REI)

Agent Comments



Price: \$870,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: House (Res)



130 Cardinal Rd GLENROY 3046 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 18/11/2023

Rooms: 7

Property Type: House

Land Size: 700 sqm approx



106 Loongana Av GLENROY 3046 (REI)

Agent Comments



Price: \$835,500

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 595 sqm approx

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



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