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

2/68 Glenroy Road, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	veen \$570,000		&		\$610,000			
Median sale pr	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/10/2021	to	31/12/2021		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	4/34 Harold St GLENROY 3046	\$610,000	24/11/2021
2	3/29 Melbourne Av GLENROY 3046	\$595,000	25/10/2021
3	2/40 Augustine Tce GLENROY 3046	\$570,000	22/10/2021

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:

04/03/2022 18:58









Rooms: 4 Property Type: Townhouse Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price December quarter 2021: \$620,000

Comparable Properties

	4/34 Harold St GLENROY 3046 (REI) 2 1 1 1 Price: \$610,000 Method: Private Sale Date: 24/11/2021 Rooms: 3 Property Type: Unit Land Size: 181 sqm approx	Agent Comments			
	3/29 Melbourne Av GLENROY 3046 (REI) 2 1 1 1 Price: \$595,000 Method: Private Sale Date: 25/10/2021 Property Type: Townhouse (Single)	Agent Comments			
	2/40 Augustine Tce GLENROY 3046 (REI) 2 1 1 1 Price: \$570,000 Method: Sold Before Auction Date: 22/10/2021 Rooms: 4 Property Type: Townhouse (Res) Land Size: 129 sqm approx	Agent Comments			
Account - Stockdale & Leggo Glenroy P: 03 9306 0422 F: 03 9300 3938					



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