

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/7 Leonard Avenue, Glenroy Vic 3046

### Indicative selling price

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

Range between \$490,000 & \$530,000

### Median sale price

Median price \$610,000 Property Type Townhouse Suburb Glenroy

Period - From 06/03/2022 to 05/03/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	4/38 Acacia St GLENROY 3046	\$530,000	20/12/2022
2	2/45 Isla Av GLENROY 3046	\$505,000	18/02/2023
3	2/51 North St HADFIELD 3046	\$505,000	27/02/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/03/2023 11:49



2 -

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Townhouse Price**

06/03/2022 - 05/03/2023: \$610,000

## Comparable Properties



**4/38 Acacia St GLENROY 3046 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 20/12/2022

**Property Type:** Townhouse (Res)

**Land Size:** 121 sqm approx



**2/45 Isla Av GLENROY 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$505,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** Townhouse (Res)



**2/51 North St HADFIELD 3046 (REI)**

Agent Comments

2 2 1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 27/02/2023

**Property Type:** Townhouse (Single)

**Land Size:** 114 sqm approx

**Account** - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788