

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

10 Moss Court, Glenroy Vic 3046

Indicative selling price

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

Range between \$645,000 & \$695,000

Median sale price

Median price \$905,000 Property Type House Suburb Glenroy

Period - From 01/04/2022 to 30/06/2022 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	12 Reserve Ct GLENROY 3046	\$725,000	29/04/2022
2	1 Melbourne Av GLENROY 3046	\$655,900	01/08/2022
3	161 View St GLENROY 3046	\$652,500	29/09/2022

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:

06/10/2022 14:29



Property Type: House

Land Size: 599 sqm approx

Agent Comments

Comparable Properties



12 Reserve Ct GLENROY 3046 (REI)

Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: House (Res)

Land Size: 585 sqm approx



1 Melbourne Av GLENROY 3046 (REI)

Agent Comments



Price: \$655,900

Method: Sold Before Auction

Date: 01/08/2022

Property Type: House (Res)

Land Size: 334 sqm approx

161 View St GLENROY 3046 (REI)

Agent Comments



Price: \$652,500

Method: Auction Sale

Date: 29/09/2022

Property Type: House (Res)

Land Size: 670 sqm approx