

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

2/66 Everard Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$611,750 Property Type Townhouse Suburb Glenroy

Period - From 03/03/2024 to 02/03/2025 Source Property Data

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	2/84 Maude Av GLENROY 3046	\$590,000	21/02/2025
2	2/143 Loongana Av GLENROY 3046	\$580,000	13/11/2024
3	3/75 Glen St GLENROY 3046	\$555,000	24/10/2024

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: 03/03/2025 11:41

2/66 Everard Street, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$545,000 - \$595,000

Median Townhouse Price

03/03/2024 - 02/03/2025: \$611,750



2 1 1

Rooms: 5

Property Type: Townhouse

Land Size: 125 sqm approx

Agent Comments

Comparable Properties



2/84 Maude Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Sold Before Auction

Date: 21/02/2025

Property Type: Unit



2/143 Loongana Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 13/11/2024

Property Type: Townhouse (Single)



3/75 Glen St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 24/10/2024

Rooms: 4

Property Type: Unit

Land Size: 164 sqm approx

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



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