

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

9 Fairleigh Street, Glenroy Vic 3046

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$822,500

Property Type House

Suburb Glenroy

Period - From 01/10/2024

to 31/12/2024

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	4 Tabilk St FAWKNER 3060	\$710,000	19/03/2025
2	17 Berry St FAWKNER 3060	\$706,000	23/12/2024
3	1 Fairleigh St GLENROY 3046	\$750,000	07/11/2024

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:

24/03/2025 09:22

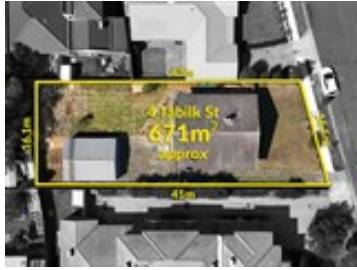


3
 1
 2

Property Type: House
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000
Median House Price
 December quarter 2024: \$822,500

Comparable Properties



4 Tabilk St FAWKNER 3060 (REI)

Agent Comments

3
 1
 4

Price: \$710,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House
Land Size: 671 sqm approx



17 Berry St FAWKNER 3060 (REI)

Agent Comments

3
 1
 2

Price: \$706,000
Method: Private Sale
Date: 23/12/2024
Property Type: House



1 Fairleigh St GLENROY 3046 (REI)

Agent Comments

3
 1
 2

Price: \$750,000
Method: Private Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Account - Love & Co



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