

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 2/93 Melbourne Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2020 to 31/03/2021 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	1/137 View St GLENROY 3046	\$530,000	28/05/2021
2	2/105 Glenroy Rd GLENROY 3046	\$510,000	16/04/2021
3	1/31 Maude Av GLENROY 3046	\$545,000	13/03/2021

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: 19/06/2021 11:25



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Rooms: 4
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2021: \$585,000

Comparable Properties



1/137 View St GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$530,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: Unit



2/105 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

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Price: \$510,000
Method: Sold Before Auction
Date: 16/04/2021
Property Type: Unit
Land Size: 126 sqm approx



1/31 Maude Av GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$545,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit
Land Size: 280 sqm approx