

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

3/24 Grandview Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$564,133

House

Unit

X

Suburb

Glenroy

Period - From

01/04/2017

to

31/03/2018

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	2/45 Lytton St GLENROY 3046	\$554,000	02/12/2017
2	3/24 Gladstone Pde GLENROY 3046	\$485,000	09/12/2017
3	3/33 Lytton St GLENROY 3046	\$471,000	28/04/2018

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.



 2  1  Garage

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending March 2018: \$564,133

Comparable Properties



2/45 Lytton St GLENROY 3046 (REI/VG)

Agent Comments

 2  2  1

Price: \$554,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: Unit

Land Size: 194 sqm approx



3/24 Gladstone Pde GLENROY 3046 (REI/VG)

Agent Comments

 2  1  1

Price: \$485,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 3

Property Type: Unit



3/33 Lytton St GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$471,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 3

Property Type: Unit