

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 3/64 Becket Street North, Glenroy Vic 3046

Indicative selling price

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

Range between \$515,000 & \$530,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Glenroy

Period - From 01/07/2020 to 30/06/2021 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	3/51 Glen St GLENROY 3046	\$540,000	01/03/2021
2	1/137 View St GLENROY 3046	\$530,000	28/05/2021
3	3/18 Tudor St GLENROY 3046	\$510,000	03/07/2021

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: 09/08/2021 10:14



Property Type:

Agent Comments

Comparable Properties



3/51 Glen St GLENROY 3046 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 01/03/2021

Property Type: Flat/Unit/Apartment (Res)



1/137 View St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$530,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Unit



3/18 Tudor St GLENROY 3046 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Unit