## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	2/38 Daley Street, Glenroy Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$735,000	&	\$795,000
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### Median sale price

Median price	\$598,000	Pro	perty Type	Unit		Suburb	Glenroy
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/42 Hubert Av GLENROY 3046	\$775,000	07/06/2025
2	1/48 Isla Av GLENROY 3046	\$750,000	24/05/2025
3	262 Hilton St GLENROY 3046	\$760,000	26/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/06/2025 14:52









Rooms: 5

Property Type: Unit Land Size: 329 sqm approx

**Agent Comments** 

Indicative Selling Price \$735,000 - \$795,000 Median Unit Price Year ending March 2025: \$598,000

# Comparable Properties



1/42 Hubert Av GLENROY 3046 (REI)

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Agent Comments

**Price:** \$775,000 **Method:** Private Sale **Date:** 07/06/2025

**Property Type:** Townhouse (Single) **Land Size:** 230 sqm approx



1/48 Isla Av GLENROY 3046 (REI)

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Agent Comments

Price: \$750,000 Method: Auction Sale Date: 24/05/2025

**Property Type:** Townhouse (Res) **Land Size:** 321 sqm approx



262 Hilton St GLENROY 3046 (REI)

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**Price:** \$760,000 **Method:** Auction Sale **Date:** 26/04/2025

Property Type: Townhouse (Res)
Land Size: 264 sqm approx

**Agent Comments** 

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





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