



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
7/43 Anselm Grove,  
GLENROY

3 2 2 1

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$560,000 - \$599,000**



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# Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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# 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

7/43 Anselm Grove, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$599,000

### Median sale price

Median price \$607,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2020 to 31/03/2020 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 | 2/36 Daley St, Glenroy, Vic 3046, Australia | \$615,000 | 17/04/2020   |
| 2 | 2a Kalang Rd GLENROY 3046                   | \$627,500 | 23/03/2020   |
| 3 | 2/127 Augustine Tce GLENROY 3046            | \$575,000 | 14/05/2020   |

**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:

29/06/2020 13:36



 3    2    1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**2/36 Daley St, Glenroy, Vic 3046, Australia (REI)**

Agent Comments

 3    2    3

**Price:** \$615,000

**Method:**

**Date:** 17/04/2020

**Property Type:** Unit



**2a Kalang Rd GLENROY 3046 (REI)**

Agent Comments

 3    1    2

**Price:** \$627,500

**Method:** Private Sale

**Date:** 23/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 419 sqm approx



**2/127 Augustine Tce GLENROY 3046 (REI)**

Agent Comments

 3    2    2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 14/05/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 133 sqm approx