



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/54 Maude Avenue, GLENROY 3046

Unit

2 beds

2 baths

1 parking

### Indicative selling price

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

**Range \$490,000 - \$530,000**

### Median sale price

Median **Unit** for **GLENROY** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$525,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/1 Hartington Street,**  
Glenroy 3046

Price **\$530,000** Sold 16  
August 2018

**3/19 Maude Avenue,**  
Glenroy 3046

Price **\$520,000** Sold 28 July  
2018

**2/258 Hilton Street,**  
Glenroy 3046

Price **\$510,300** Sold 10 July  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

### Contact agents



**Richard Imbesi**  
Stockdale & Leggo

03 9306 0422  
0438 644 223

[rimesi@stockdaleleggo.com.au](mailto:rimesi@stockdaleleggo.com.au)

**Stockdale  
& Leggo**