

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

7 Anselm Grove, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$820,000 & \$840,000

Median sale price

Median price

\$800,000

Property type

House

Suburb

Glenroy

Period - From

Feb 2024

to

Aug 2024

Source

rea.com.au

Comparable property sales

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.	18 William Street, Glenroy	\$860,000	17.07.24
2.	23 Isla Avenue, Glenroy	\$860,000	21.07.24
3.	34 Glenroy Road, Glenroy	\$827,000	27.06.24

This Statement of Information was prepared on:

8th August 2024