

## 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

8/40-42 CHAPMAN AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

1/16 GLADSTONE PARADE GLENROY VIC 3046	\$533,000	06-May-22
3/80 JUSTIN AVENUE GLENROY VIC 3046	\$475,000	05-Mar-22
1/27 GRANDVIEW STREET GLENROY VIC 3046	\$418,000	26-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 17 May 2022



**1/16 GLADSTONE PARADE  
GLENROY VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$533,000** Sold Date **06-May-22**

Distance -



**3/80 JUSTIN AVENUE GLENROY  
VIC 3046**

 2  1  1

Sold Price **\$475,000** Sold Date **05-Mar-22**

Distance -



**1/27 GRANDVIEW STREET  
GLENROY VIC 3046**

 2  1  1

Sold Price **\$418,000** Sold Date **26-Feb-22**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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