

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

1/3 Ila Street, 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)

Single Price \$835,000

Median sale price

Median price \$599,000

Property type Unit

Suburb Glenroy

Period - From Oct 2021

to

Dec 2021

Source Pricefinder

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. 1/61 Loongana Avenue, Glenroy	\$833,000	24.11.21
2. 16 Currajong Street, Glenroy	\$840,000	20.12.21
3. 1/47 Justin Avenue, Glenroy	\$825,000	29.10.21

This Statement of Information was prepared on:

21.02.2022