

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 5/103 Plumpton Avenue, Glenroy 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 \$\*520,000 & \$570,000

#### Median sale price

Median price \$580,000 Property Type Unit Suburb Glenroy

Period - From 06/01/2022 to 06/01/2022 Source REA

#### 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 2/101 Bindi Street, Glenroy 3046	\$560,000	02/02/2022
2 1/135 Cardinal Road, Glenroy 3046	\$585,000	20/01/2022
3 5/54 Isla Avenue, Glenroy 3046	\$600,000	27/11/2021

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: 01/02/2022