

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

2/49 Melbourne Avenue, 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 \$549,000

Median sale price

Median price \$600,000

Property type Unit

Suburb Glenroy

Period - From Dec 2021

to

March 2022

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. 1/135-137 Cardinal Road, Glenroy	\$585,000	28.1.2022
2. 3/38 Plumpton Avenue, Glenroy	\$566,500	16.2.2021
3. 2/40 Melbourne Avenue, Glenroy	\$560,000	19.11.2021

This Statement of Information was prepared on:

04.04.2022