

# 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

3/45 Isla Avenue, Glenroy

### Indicative selling price

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

Range between \$660,000 & \$690,000

### Median sale price

Median price \$636,000 Property type 3BDR Unit Suburb Glenroy

Period - From Jan 2023 to June 2023 Source REA.com

### 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. 3/156 Melbourne Avenue, Glenroy	\$700,000	28.06.2023
2. 56A Hubert Avenue, Glenroy	\$729,000	16.06.2023
3. 4/103 Glenroy Road, Glenroy	\$705,000	19.05.2023

This Statement of Information was prepared on:

17.07.2023