

# 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 2/46 Augustine Terrace, 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)

Range between \$665,000 & \$695,000

### Median sale price

Median price \$610,000 Property type Unit Suburb Glenroy

Period - From Feb 2022 to May2022 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. 3/36 Prospect Street, Glenroy	\$685,000	20.6.22
2. 1/21 Stanley Street, Glenroy	\$710,000	28.5.22
3. 2/19 Isla Avenue, Glenroy	\$710,000	12.4.2022

This Statement of Information was prepared on:

21.06.2022