

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/19 Chapman Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$641,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2024 to 30/06/2024 Source REIV

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	3/29 Prospect St GLENROY 3046	\$608,000	15/08/2024
2	3/10 Gladstone Pde GLENROY 3046	\$535,000	12/06/2024
3	1/12 Acacia St GLENROY 3046	\$540,000	13/04/2024

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:

16/08/2024 15:54



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 134 sqm approx

Agent Comments

Comparable Properties



3/29 Prospect St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$608,000

Method: Auction Sale

Date: 15/08/2024

Property Type: Townhouse (Single)

Land Size: 154 sqm approx



3/10 Gladstone Pde GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 12/06/2024

Property Type: Villa

Land Size: 133 sqm approx



1/12 Acacia St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 13/04/2024

Property Type: Unit

Land Size: 165 sqm approx