

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

Units 2 & 3/31 Maude Avenue, Glenroy 3046

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Two bedroom townhouse (Unit 2)	\$	Or range between	\$540,000	&	\$560,000
Two bedroom villa unit (Unit 3)	\$	Or range between	\$490,000	&	\$510,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$520,000

Suburb Glenroy

Period - From JUN 2020

To SEPT 2020

Source www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom townhouse	1 - 2B Bindi Street, Glenroy	\$540,000	04/08/20
	2 - 1/4 Glenroy Road, Glenroy	\$530,000	30/05/20
	3 - 2/8 View Street, Glenroy	\$560,000	06/05/20

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom villa unit	1 - 3/200 West Street, Glenroy	\$535,000	12/06/20
	2 - 3/111 View Street, Glenroy	\$520,000	31/07/20
	3 - 2/60 Isla Avenue, Glenroy	\$490,000	15/04/20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on:

28 September 2020