

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 5/103 Plumpton 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 \$*_____ or range between \$*560,000 & \$610,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Glenroy

Period - From 25/06/2021 to 25/06/2021 Source REA

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 2/54 Maude Avenue Glenroy | \$610,000 | 03/07/2021 |
| 2 2/4 Bouchier Street Glenroy | \$618,000 | 01/04/2021 |
| 3 3/18 York Street Glenroy | \$595,000 | 25/05/2021 |

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: 12/07/2021