

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

82 Melbourne Avenue, Glenroy

Indicative selling price

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

Single Price \$849,900

Median sale price

Median price \$637,500

Property type 3BR Unit

Suburb Glenroy

Period - From Jan 2023

to

May 2023

Source realestate.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. 1/30 Chapman Avenue, Glenroy	\$835,000	10.5.23
2. 1/29 Granville Street, Glenroy	\$820,000	7.2.23
3. 1A William Street, Glenroy	\$880,000	30.3.23

This Statement of Information was prepared on:

08.06.2023