

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

1/41 Pengana 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)

Range between \$545,000 & \$585,000

Median sale price

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

Period - From Feb 2022 to May 2022 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. 2/29 Melbourne Avenue, Glenroy	\$600,000	11.4.22
2. 2/27 Lytton Street, Glenroy	\$590,000	20.3.22
3. 2/23 Prospect Street, Glenroy	\$585,000	9.3.22

This Statement of Information was prepared on:

16.06.2022