

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 24B Leonard 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 \$745,000 & \$795,000

Median sale price

Median price \$572,000 Property type Unit Suburb Glenroy

Period - From Dec 2020 to March 2021 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. 1/8 Leonard Avenue, Glenroy	\$785,000	12.1.21
2. 82 Evell Street, Glenroy	\$820,000	9.10.20
3. 1/40 Kennedy Street, Glenroy	\$780,000	17.7.20

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: 26.04.2021