

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

40 Valley Crescent, 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 \$780,000 & \$820,000

Median sale price

Median price \$840,000 Property type House Suburb Glenroy

Period - From Feb 2022 to April 2022 Source Pricefinder

Comparable property sales

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. 15 Anselm Grove, Glenroy	\$841,000	30.04.22
2. 22A Grandview Street, Glenroy	\$820,000	02.03.22
3. 38 Pengana Avenue, Glenroy	\$850,000	25.02.22

This Statement of Information was prepared on:

3rd May 2022