

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 1/9 Prospect Street, 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 \$755,000

Median sale price

Median price \$528,000

Property type Unit

Suburb Glenroy

Period - From Nov 2019

to

Feb 2020

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 34 Palana Street, Glenroy	\$745,000	28.01.2020
2 32 Palana Avenue, Glenroy	\$745,000	26.02.2020
3 2/36 Grandview Street, Glenroy	\$765,000	20.01.2020

This Statement of Information was prepared on: 14.04.2020