

# 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

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source

### 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. 11 Muntz Avenue, Glenroy	\$600,000	26.8.23
2. 3/15 Valencia Street, Glenroy	\$630,000	28.9.23
3. 44 Pengana Avenue, Glenroy	\$630,000	10.10.23

This Statement of Information was prepared on: