

# 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 2/39 Belair Avenue, Glenroy 3046

### 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 \$490,000 & \$500,000

### Median sale price

Median price \$512,500 Property type Unit Suburb Glenroy  
Period - From SEPT 2019 to DEC 2019 Source realestate.com.au

### 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 – 4/24 Cromwell Street, Glenroy	\$530,000	24/10/19
2 – 4/135 Loongana Avenue, Glenroy	\$560,000	08/11/19
3 – 2/32 Mitchell Street, Glenroy	\$505,000	24/10/19

This Statement of Information was prepared on: 30 January 2020