

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

56 Belair Street, Glenroy

Indicative selling price

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

Range
between

\$1,575,000

\$1,675,000

Median sale price

Median price

\$785,000

Property type

House

Suburb

Glenroy

Period - From

July 2023

to

Dec 2023

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.	14 Justin Avenue, Glenroy	\$1,550,000	18.11.23
2.	25 Golf Links Road, Glenroy	\$1,450,000	19.12.23
This Statement of Information was prepared on:		25.01.2024	