

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode 2-4 / 1 Langton Street, Glenroy Vic 3046

### Indicative selling price

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

| Unit type or class<br>2 Bedroom Unit |                  | Lower price |   | Higher price |
|--------------------------------------|------------------|-------------|---|--------------|
| 2/1 Langton Street, Glenroy          | Or range between | \$600,000   | & | \$620,000    |
| 3/1 Langton Street, Glenroy          | Or range between | \$600,000   | & | \$620,000    |
| 4-1 Langton Street, Glenroy          | Or range between | \$600,000   | & | \$620,000    |
|                                      |                  |             |   |              |
|                                      |                  |             |   |              |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$610,000

Suburb Glenroy

Period - From Jan 2022

To April 2022

Source Pricefinder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

| Unit type or class<br>E.g. Two bedroom units | Address of comparable unit     | Price     | Date of sale |
|--|--------------------------------|-----------|--------------|
|  | 1/20 Hubert Avenue, Glenroy    | \$620,000 | 10.5.22      |
|  | 2/29 Melbourne Avenue, Glenroy | \$600,000 | 11.4.22      |
|  | 2/38 Acacia Street, Glenroy    | \$620,000 | 2.3.22       |

This Statement of Information was prepared on:

20.05.2022

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

|  |   |    |  |
|--|---|----|--|
|  | 1 | \$ |  |
|  | 2 | \$ |  |
|  | 3 | \$ |  |

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

|  |   |    |  |
|--|---|----|--|
|  | 1 | \$ |  |
|  | 2 | \$ |  |
|  | 3 | \$ |  |

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

|  |   |    |  |
|--|---|----|--|
|  | 1 | \$ |  |
|  | 2 | \$ |  |
|  | 3 | \$ |  |

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

|  |   |    |  |
|--|---|----|--|
|  | 1 | \$ |  |
|  | 2 | \$ |  |
|  | 3 | \$ |  |

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

|  |   |    |  |
|--|---|----|--|
|  | 1 | \$ |  |
|  | 2 | \$ |  |
|  | 3 | \$ |  |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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