

# 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

15 Apsley Street, Glenroy

### 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)

or range between \$870,000 & \$940,000

### Median sale price

Median price

\$795,000

Property type

House

Suburb

Glenroy

Period - From

April 2021

to

July 2021

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. 26 Trevannion Street, Glenroy	\$960,500	29.7.21
2. 47 Cosmos Street, Glenroy	\$979,000	30.6.21
3. 51 Beatty Avenue, Glenroy	\$938,000	22.5.21

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

This Statement of Information was prepared on: 05.08.2021