

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/54 Maude Avenue,  
GLENROY 3046**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$575,000 - \$595,000**

### Median sale price

Median **Unit** for **GLENROY** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$525,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/11 Apsley Street,  
Glenroy 3046**

**Price \$600,000** Sold 07  
December 2017

**3/109 West Street,  
Hadfield 3046**

**Price \$582,500** Sold 27 April  
2018

**2/9 Newton Street,  
Glenroy 3046**

**Price \$580,000** Sold 31  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

  
**2 beds**

  
**2 baths**

  
**1 parking**

### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

### Contact agents



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**Stockdale  
& Leggo**