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	1/17 Apsley 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 $785,000 & $815,000

Median sale price

Median price $641,900 Property type 3 bedroom unit Suburb Glenroy

Period - From Nov 2022 to Jan 2023 Source Rea.com

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.	1/2 Kennedy Street, Glenroy	$820,000	1.4.2025
2.	1 Harold Street, Glenroy	$810,000	29.3.2025
3.	1/12 Tarana Avenue, Glenroy	$820,000	9.4.2025

This Statement of Information was prepared on: 16.04.2025