

# 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

45 Leonard Avenue, 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)

Range between \$800,000 & \$840,000

### Median sale price

Median price \$820,000 Property type House Suburb Glenroy

Period - From March 2024 to Aug 2024 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. 7 Anselm Grove, Glenroy	\$800,000	4.9.24
2. 34 Glenroy Road, Glenroy	\$827,500	27.6.24
3. 20 Melbourne Avenue, Glenroy	\$840,000	25.6.24

**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: 30.09.2024