

# 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 82 Langton Street, Glenroy Vic 3046

### 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 \$840,000 & \$880,000

### Median sale price

Median price \$835,000 Property type House Suburb Glenroy

Period - From August 2021 to Oct 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. 34 Glenroy Road, Glenroy	\$885,000	28.10.2021
2. 59 Becket Street Nth, Glenroy	\$860,000	21.10.2021
3. 20 Justin Avenue, Glenroy	\$900,000	1.10.2021

This Statement of Information was prepared on:

08.11.2020