

# 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

12 Heather Court, 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 \$675,000 & \$725,000

### Median sale price

Median price

\$740,125

Property type

House

Suburb

Glenroy

Period - From

Jan 2021

to

March 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. 55 Valencia Street, Glenroy	\$745,000	11.3.2021
2. 71 Beatty Avenue, Glenroy	\$720,000	20.2.2021
3. 77 Hubert Avenue, Glenroy	\$750,000	6.2.2021

~~**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: 19.04.2021