Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

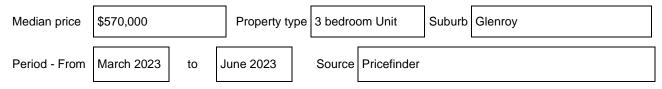
Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

ange between \$57

Median sale price



Comparable property sales

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.	94 Evell Street, Glenroy	\$655,000	31.05.2023
2.	1/2 Prospect Street, Glenroy	\$636,000	26.05.2023
3.	8 Kiama Street, Glenroy	\$625,000	31.03.2023
<u> </u>	This Statement of Information was prepared on:	22 nd August 2023	

