

## 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 2A Rowan Street, Glenroy Vic 3046

### Indicative selling price

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

Single Price \$660,000

\$680,000

### Median sale price

Median price \$579,500

Property type Unit

Suburb Glenroy

Period - From Jan 2023

to

Dec 2023

Source Pricefinder

### 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. 2/22 Leonard Avenue, Glenroy	\$720,000	24.2.24
2. 3/66 Hubert Avenue, Glenroy	\$707,500	12.2.24
3. 1/16 Isla Avenue, Glenroy	\$705,000	12.02.2024

This Statement of Information was prepared on:

02.04.2024