Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/2 Chapman Avenue, Glenroy Vic 3046
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$335,000

Median sale price

Median price \$620,000	Pro	pperty Type Uni	t	;	Suburb	Glenroy
Period - From 01/07/2021	to	30/06/2022	Sou	urce	REIV	

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

1	7/2 Chapman Av GLENROY 3046	\$345,000	25/05/2022
2	6/77 Chapman Av GLENROY 3046	\$322,000	10/03/2022
3	7/562 Pascoe Vale Rd PASCOE VALE 3044	\$296,000	28/05/2022

OR

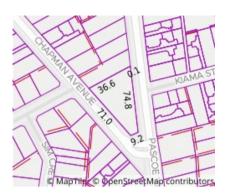
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/08/2022 09:07



Date of sale







Indicative Selling Price \$335,000 Median Unit Price Year ending June 2022: \$620,000

Comparable Properties

7/2 Chapman Av GLENROY 3046 (VG)

= 2 **=** - **=**

Price: \$345,000 Method: Sale Date: 25/05/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



6/77 Chapman Av GLENROY 3046 (REI/VG)

2 2 1 1

Price: \$322,000 Method: Auction Sale Date: 10/03/2022

Property Type: Apartment

Agent Comments



7/562 Pascoe Vale Rd PASCOE VALE 3044

(REI/VG)

2 📥 1

6 1

Price: \$296,000 Method: Auction Sale Date: 28/05/2022 Property Type: Unit Agent Comments

Account - A E Gibson & Co (Professionals) | P: 03 93060255



