

# 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

2/2 Chapman Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$335,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2021

to

30/06/2022

Source

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	Price	Date of sale
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



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$335,000

**Median Unit Price**

Year ending June 2022: \$620,000

## Comparable Properties

**7/2 Chapman Av GLENROY 3046 (VG)**

Agent Comments



**Price:** \$345,000

**Method:** Sale

**Date:** 25/05/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



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

Agent Comments



**Price:** \$322,000

**Method:** Auction Sale

**Date:** 10/03/2022

**Property Type:** Apartment



**7/562 Pascoe Vale Rd PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$296,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** Unit

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