

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

4/103 Glenroy Road, Glenroy

Indicative selling price

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

Range between \$695,000 & \$725,000

Median sale price

Median price \$650,000 Property type 3BDR Unit Suburb Glenroy

Period - From Nov 2022 to Jan 2023 Source REA.com

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. 4/21 Prospect Street, Glenroy	\$730,000	25.1.23
2. 4/30 Chapman Avenue, Glenroy	\$750,000	27.2.23
3. 4/38 Harold Street, Glenroy	\$740,000	28.3.23

This Statement of Information was prepared on:

08.03.2023