

## 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

3/62 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

4/20 Kennedy Street Glenroy VIC 3046	\$585,000	20-Apr-21
28 Barina Road Glenroy VIC 3046	\$552,000	08-Apr-21
13 Coupling Way Glenroy VIC 3046	\$500,000	22-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 26 April 2021



**4/20 Kennedy Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$585,000**

Sold Date

**20-Apr-21**

 2

 1

 1

Distance

**0.35km**



**28 Barina Road Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$552,000**

Sold Date

**08-Apr-21**

 2

 1

 1

Distance

**1.09km**



**13 Coupling Way Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$500,000**

Sold Date

**22-Apr-21**

 2

 2

 1

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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