

## 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

6/2-6 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

\$275,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/77 CHAPMAN AVENUE GLENROY VIC 3046	\$325,000	01-Oct-22
2/2-6 CHAPMAN AVENUE GLENROY VIC 3046	\$326,999	24-Oct-22
10/2-6 CHAPMAN AVENUE GLENROY VIC 3046	\$295,000	21-Sep-22

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: 01 February 2023


**2/77 CHAPMAN AVENUE  
GLENROY VIC 3046**

 2
  1
  2

Sold Price **\$325,000** Sold Date **01-Oct-22**

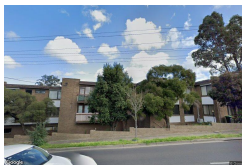
Distance **0.73km**


**2/2-6 CHAPMAN AVENUE  
GLENROY VIC 3046**

 2
  1
  1

Sold Price **\$326,999** Sold Date **24-Oct-22**

Distance **0km**


**10/2-6 CHAPMAN AVENUE  
GLENROY VIC 3046**

 2
  -
  -

Sold Price **\$295,000** Sold Date **21-Sep-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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