

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

1 Valley Crescent, Glenroy

Indicative selling price

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

or range between

\$750,000

&

\$780,000

Median sale price

Median price

\$790,000

Property type

House

Suburb

Glenroy

Period - From

March 2023

to

Sept 2023

Source

Pricefinder

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. 62 Valley Crescent, Glenroy	\$785,000	14.10.2023
2. 46 Valley Crescent, Glenroy	\$785,000	17.8.2023
3. 76 Valley Crescent, Glenroy	\$795,000	10.7.2023

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: 25.10.2023