

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

3/ 33 Lytton Street, 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 \$490,000 & \$520,000

Median sale price

Median price \$600,000 Property type Unit Suburb Glenroy

Period - From Nov 2021 to Jan 2022 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. 4/4 Murell Street, Glenroy	\$539,500	27.1.22
2. 2/12 Acacia Street, Glenroy	\$530,000	4.12.21
3. 4/47 Lytton Street, Glenroy	\$497,500	22.11.21

This Statement of Information was prepared on:

28.02.2022