

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

52 Cromwell Street, Glenroy

Indicative selling price

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

Single Price \$629,000

Median sale price

Median price \$785,000

Property type House

Suburb Glenroy

Period - From July 2023

to

Dec 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.	1/45 Widford Street, Glenroy	\$660,000	25.1.2024
2.	1/49 Isla Avenue, Glenroy	\$737,500	23.11.2023
3.	1/30 Salisbury Street, Glenroy	\$654,000	3.11.2023

This Statement of Information was prepared on:

27.02.2024