

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

13/2-6 CHAPMAN AVENUE GLENROY VIC 3046

Indicative selling price

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

Single Price

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

7/2-6 CHAPMAN AVENUE GLENROY VIC 3046	\$345,000	25-May-22
6/77 CHAPMAN AVENUE GLENROY VIC 3046	\$322,000	10-Mar-22
7/562 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$296,000	28-May-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: 17 August 2022

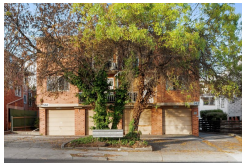

**7/2-6 CHAPMAN AVENUE
GLENROY VIC 3046**
 2  1  1

Sold Price **\$345,000** Sold Date **25-May-22**

Distance **0km**

**6/77 CHAPMAN AVENUE
GLENROY VIC 3046**
 2  1  1

Sold Price **\$322,000** Sold Date **10-Mar-22**

Distance **0.73km**

**7/562 PASCOE VALE ROAD
PASCOE VALE VIC 3044**
 2  1  1

Sold Price **\$296,000** Sold Date **28-May-22**

Distance **1.43km**
RS = Recent sale

UN = Undisclosed Sale

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