

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

4/101 Glenroy Road, 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

\$415,000

\$430,000

Median sale price

Median price

\$610,000

Property type

Unit

Suburb

Glenroy

Period - From

June 2022

to

August 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.	5/136-138 Glenroy Road, Glenroy	\$435,000	12.9.22
2.	7/2 Murell Street, Glenroy	\$425,000	30.8.22
3.	4/13 Prospect Street, Glenroy	\$435,000	14.8.22

This Statement of Information was prepared on:

21.09.2022