

# 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

2/10 Churchill Street, Glenroy

### Indicative selling price

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

Range between \$665,000 & \$705,000

### Median sale price

Median price \$630,000 Property type Unit Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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. 3/13 Maude Av GLENROY 3046	\$750,000	10/04/2024
2. 2/2 Tudor St GLENROY 3046	\$716,000	16/12/2023
3. 3/66 Hubert Av GLENROY 3046	\$707,500	12/02/2024

This Statement of Information was prepared on:

08.07.2024