

# 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

2/55 Melbourne Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$577,500

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2019

to

30/09/2019

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	6/56 Acacia St GLENROY 3046	\$530,000	19/10/2019
2	5/103 Plumpton Av GLENROY 3046	\$525,000	09/11/2019
3			

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 six months.

This Statement of Information was prepared on:

11/11/2019 16:37

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**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
September quarter 2019: \$577,500



3   2   1

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Agent Comments**

## Comparable Properties

6/56 Acacia St GLENROY 3046 (REI)

**Agent Comments**

3   2   2

**Price:** \$530,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** Townhouse (Res)

5/103 Plumpton Av GLENROY 3046 (REI)

**Agent Comments**

3   2   2

**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** Townhouse (Res)

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 six months.