

# 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

3/217 West Street, Glenroy

### Indicative selling price

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

Single Price

\$500,000

\$550,000

### Median sale price

Median price

\$610,000

Property type

Unit

Suburb

Glenroy

Period - From

Jan 2022

to

April 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.	250A Hilton Street, Glenroy	\$596,000	26.4.22
2.	142 Cardinal Road, Glenroy	\$607,000	14.4.22
3.	2/29 Melbourne Avenue, Glenroy	\$600,000	11.4.22

This Statement of Information was prepared on:

27.06.2020