

## 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

1/73 Leonard Avenue, 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 \$695,000 & \$735,000

### Median sale price

Median price \$645,000 Property type Unit Suburb Glenroy

Period - From Sept 2024 to Feb 2025 Source rea.com.au

### Comparable property sales

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. 2/19 Glenroy Road, Glenroy	\$745,000	26.02.2025
2. 1B Lyons Street, Glenroy	\$740,000	03.02.2025
3. 1/5 Cosmos Street, Glenroy	\$720,000	11.10.2024

This Statement of Information was prepared on:

19<sup>TH</sup> March 2025