

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 3/53 Maude Avenue, 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)

Range between \$580,000 & \$600,000

Median sale price

Median price \$595,000 Property type Unit Suburb Glenroy

Period - From Feb 2025 to July 2025 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. 3/76 Beatty Av GLENROY 3046	\$577,500	08/05/2025
2. 3/66 Widford St GLENROY 3046	\$569,000	12/04/2025
3. 3/14 Harold St GLENROY 3046	\$600,000	21/02/2025

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: 06.08.2025