

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

3/9 Prospect Street, Glenroy

Indicative selling price

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

Single Price

\$735,000

755,000

Median sale price

Median price

\$606,000

Property type

Unit

Suburb

Glenroy

Period - From

March 2024

to

Sept 2024

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.	4/40 William Street, Glenroy	\$805,000	6.6.24
2.	2/30 Chapman Avenue, Glenroy	\$790,000	23.5.24
3.	3/40 William Street, Glenroy	\$820,000	14.5.24

This Statement of Information was prepared on:

17.02.2025