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	2/93 MELBOURNE 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)

~~Single Price~~		or range between	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic

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 6 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
4/43 LYTTON STREET GLENROY VIC 3046	$545,000	24-May-23
4/34 ACACIA STREET GLENROY VIC 3046	$450,000	04-Aug-23
3/26 HEATHER COURT GLENROY VIC 3046	$503,500	03-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 22 August 2023