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	22 Electric Avenue, Glenroy 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	$830,000	&	$860,000

Median sale price

Median price	$740,125	Property type	*House*	Suburb	Glenroy

Period - From	01 May 2020	to	30 Apr 2021	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 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 – 16 Apsley Street, Glenroy	$870,000	08-May-21
2 – 16 Churchill Street, Glenroy	$830,000	27-Mar-21
3 – 163 West Street, Glenroy	$840,000	07-May-21

~~**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: 13 May 2021