Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/95 CHAPMAN 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	$689,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$761,875	Property type	House	Suburb	Glenroy
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

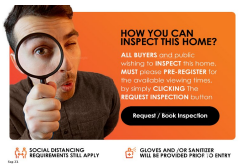
Address of comparable property	Price	Date of sale
3/38 GLADSTONE PARADE GLENROY VIC 3046	$695,000	14-Oct-21
2/23 BECKET STREET SOUTH GLENROY VIC 3046	$671,000	23-Jun-21
2/21 CLOVELLY AVENUE GLENROY VIC 3046	$725,000	12-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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3/38 GLADSTONE PARADE GLENROY VIC 3046

3 2 1

Sold Price RS $695,000 Sold Date 14-Oct-21

Distance 0.36km



2/23 BECKET STREET SOUTH GLENROY VIC 3046

3 2 2

Sold Price $671,000 Sold Date 23-Jun-21

Distance 0.53km



2/21 CLOVELLY AVENUE GLENROY VIC 3046

3 2 2

Sold Price RS $725,000 Sold Date 12-Nov-21

Distance 0.14km

RS = Recent sale **UN** = Undisclosed Sale

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