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	3/6 LYTTON STREET 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	$495,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Mar 2022	to	28 Feb 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
3/42 BELAIR AVENUE GLENROY VIC 3046	$550,000	14-Feb-23
4/38 ACACIA STREET GLENROY VIC 3046	$530,000	21-Dec-22
2/45 ISLA AVENUE GLENROY VIC 3046	$505,000	18-Feb-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: 07 March 2023