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	3/11 Anslem Grove, 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	$775,000	~~or range between~~	~~$*~~	&	$

Median sale price

Median price	$685,000	Property type	*Unit*	Suburb	Glenroy
Period - From	Nov 2023	to	April 2024	Source	www.realestate.com.au

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- 2/19 Grandview Street, Glenroy	$720,000	18/03/2024
2- 144a Hilton Street, Glenroy	$737,000	27/01/2024
3- 1/100 Hilton Street, Glenroy	$770,000	17/01/2024

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: 17/04/2024