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	5/40-42 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	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Oct 2023	to	30 Sep 2024	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
5/20 KENNEDY STREET GLENROY VIC 3046	$485,000	26-Jul-24
2/10 LYTTON STREET GLENROY VIC 3046	$466,000	30-May-24
1/6 GORDON COURT GLENROY VIC 3046	$485,000	13-Sep-24

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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5/20 KENNEDY STREET GLENROY VIC 3046

2 1 1

Sold Price 485000 Sold Date 26-Jul-24

Distance 0.15km



2/10 LYTTON STREET GLENROY VIC 3046

2 1 1

Sold Price 466000 Sold Date 30-May-24

Distance 0.48km



1/6 GORDON COURT GLENROY VIC 3046

2 1 1

Sold Price RS 485000 Sold Date 13-Sep-24

Distance 1.47km

RS = Recent sale UN = Undisclosed Sale

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