

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

1/172 Melbourne Avenue, Glenroy

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between

\$695,000

&

\$745,000

### Median sale price

Median price

\$636,000

Property type

3BR Unit

Suburb

Glenroy

Period - From

Jan 2023

to

July 2023

Source

Realestate.com

### 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.	2/28 Kennedy Street, Glenroy	\$745,000	3.7.23
2.	1/21 Tudor Street, Glenroy	\$750,000	3.6.23
3.	56A Hubert Avenue, Glenroy	\$729,000	16.6.23

This Statement of Information was prepared on:

08.08.2023