

# 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

1/38 Stanley Street, Glenroy Vic 3046

### 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 \$635,000 & \$685,000

### Median sale price

Median price \$510,000 Property type Unit Suburb Glenroy

Period - From to Source REA.com.au

### Comparable property sales

A\* The Agent believes there are less than three comparable sales sold in the last 6 months within 2kms of the listing.

This Statement of Information was prepared on:

30<sup>th</sup> April 2024