

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode 2 & 3/30 Chapman Avenue, Glenroy

Indicative selling price

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

Unit type or class		Lower price		Higher price
3 Bedroom Unit				
Unit 2	Or range between	\$770,000	&	\$800,000
Unit 3	Or range between	\$745,000	&	\$775,000
	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$652,000	Suburb	Glenroy
Period - From	July 2023	To	Dec 2023
Source	REA.COM		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
E.g. Three bedroom units			
	1. 4/7 Murray Street, Glenroy	\$770,000	20.09.2023
	2. 2/30 Cosmos Street, Glenroy	\$770,000	18.08.2023
	3. 1/7 Danae Street, Glenroy	\$790,000	22.12.2023

This Statement of Information was prepared on:

16.01.2024

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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