Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address postcode

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

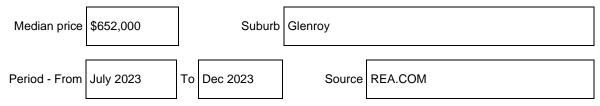
Indicative selling price

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

3 Bedroom Unit		Lower price		Higher price
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



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. Three bedroom units	Address of comparable unit		Price	Date of sale
	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	Pr	rice	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	\$	

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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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	\$	

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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