

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

2/4 Apsley Street, Glenroy Vic 3046

Range between

\$585,000

&

\$615,000

Median sale price

Median price

\$590,000

Property type

Unit

Suburb

Glenroy

Period - From

Jan 2024

to

June 2024

Source

Pricefinder

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.	4/17 Mackinnon Grove, Glenroy	\$595,000	27.3.2024
2.	3/22 Langton Street, Glenroy	\$585,000	27.2.2024
3.	4/36 Acacia Street, Glenroy	\$625,000	01.3.2024

This Statement of Information was prepared on: 03.07.2024