

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25/85 Chapman Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$610,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Glenroy

Period - From 01/01/2022

to 31/03/2022

Source REIV

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	34A Centre Way GLENROY 3046	\$610,000	14/12/2021
2	160 Hilton St GLENROY 3046	\$600,000	11/01/2022
3	2/101 Bindi St GLENROY 3046	\$560,000	02/02/2022

OR

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

This Statement of Information was prepared on:

06/06/2022 15:50



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

March quarter 2022: \$625,000

Comparable Properties

34A Centre Way GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$610,000

Method: Sold Before Auction

Date: 14/12/2021

Property Type: Townhouse (Res)



160 Hilton St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$600,000

Method: Private Sale

Date: 11/01/2022

Property Type: Townhouse (Single)

2/101 Bindi St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$560,000

Method: Private Sale

Date: 02/02/2022

Property Type: Townhouse (Res)

Land Size: 121 sqm approx

Account - Love & Co