

## 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

2-3/35 Lytton Street, Glenroy

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit 2 - 4 Bedroom Townhouse		Or range between	\$875,000		\$900,000
Unit 3 – 3 Bedroom Townhouse	\$*	Or range between	\$750,000		\$800,000
	\$*	Or range between			
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$615,000

Suburb

Glenroy

Period - From

Jan 2021

To

May 2021

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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bedroom Unit	1. 15A George Street, Glenroy	\$920,000	24.4.2021
	2. 1/9 Newton Street, Glenroy	\$920,000	13.4.2021

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedroom Unit	1. 1/31 Melbourne Avenue, Glenroy	\$905,000	1.5.2021
		\$	
		\$	

### 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	\$	
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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.

This Statement of Information was prepared on:

03.08.2021