## **McGrath**

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au **Indicative Selling Price** \$595,000

September quarter 2018: \$565,000

**Median Unit Price** 





Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 



#### Comparable Properties



**EMM** 3

Price: \$588.450 Method: Private Sale Date: 31/07/2018

Rooms: 6

Property Type: Townhouse (Res)

**Agent Comments** 



1/24 View St GLENROY 3046 (REI)

3

Price: \$581.500 Method: Private Sale Date: 03/08/2018

Rooms: 6

Property Type: Townhouse (Res)

**Agent Comments** 



1/1 Meadowbank St GLENROY 3046 (REI)

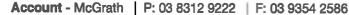
3

Price: \$580,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



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#### 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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$595,000		
Median sale price		
Median price \$565,000 House Unit X	Suburb	enroy
Period - From 01/07/2018 to 30/09/2018 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 3/253 Derby St PASCOE VALE 3044	\$588,450	31/07/2018
2 1/24 View St GLENROY 3046	\$581,500	03/08/2018
3 1/1 Meadowbank St GLENROY 3046	\$580,000	01/09/2018
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.

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