

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 1/28 Isla Avenue, Glenroy 3046

Indicative selling price

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

Single price

\$535,000

or range between

\$

&

\$

Median sale price

Median price

\$470,000

Property type

Unit

Suburb

Glenroy

Period - From

JULY 19

to

OCT 19

Source

realestate.com.au

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 – 2/2 Daley Street, Glenroy	\$545,000	18/10/19
2 – 2/66 Everard Street, Glenroy	\$522,500	03/10/19
3 – 1/113 Glenroy Road, Glenroy	\$529,000	27/10/19

This Statement of Information was prepared on: 28 October 2019