

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/46 Gladstone Parade, Glenroy 3046

Indicative selling price

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

Single Price \$550,000

Median sale price

Median price \$518,500

Unit X

Suburb Glenroy

Period - From SEP 2018 to DEC 2018

Source REIV

Comparable property sales

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 – 3/2 Warana Court, Glenroy | \$485,000 | SEPT 2018 |
| 2 – 2B Victoria Street, Glenroy | \$522,500 | NOV 2018 |
| 3 – 3/21 Stanley Street, Glenroy | \$527,150 | OCT 2018 |