

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 3/33 Lytton Street, Glenroy 3046

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$397,500 Unit X Suburb Glenroy
Period - From OCT 2017 to CURRENT Source RP Data

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 - 6/162 Glenroy Road, Glenroy	\$375,000	25/11/17
2 - 7/905 Pascoe Vale Road, Glenroy	\$420,000	06/02/18
3 - 7/2 Salisbury Street, Glenroy	\$390,000	12/10/17