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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

71 Augustine Terrace

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$650,000

&

\$690,000

**Median sale price**

Median price

\$628,500

House

X

Suburb

Glenroy

Period - From

FEB 2017

to

JUNE 2017

Source

realestate.com.au

**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 - 73 Augustine Terrace, Glenroy	\$675,000	31/05/2017
2 - 57 Centre Way, Glenroy	\$695,000	13/06/2017
3 - 54 Moonee Blvd, Glenroy	\$661,000	25/05/2017