

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

131 John Street, Glenroy Vic 3046

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$808,000

House

X

Unit

Suburb Glenroy

Period - From 01/07/2017

to

30/09/2017

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	58 Bindi St GLENROY 3046	\$700,000	08/07/2017
2	61 Evell St GLENROY 3046	\$700,000	18/08/2017
3	6 Bindi St GLENROY 3046	\$600,000	04/07/2017

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.



Rooms: 5
Property Type: House (Res)
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price

\$650,000

Median House Price

September quarter 2017: \$808,000

Comparable Properties



58 Bindi St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 655 sqm approx



61 Evell St GLENROY 3046 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 18/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 715 sqm approx



6 Bindi St GLENROY 3046 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 04/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 643 sqm approx