

# 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 Valencia Street, Glenroy 3046

### Indicative selling price

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

Single price \$485,000

or range between

\$

&

\$

### Median sale price

Median price \$507,000

Property type Townhouse

Suburb Glenroy

Period - From JULY 2019

to

OCT 2019

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 – 3/125 Cardinal Road, Glenroy	\$510,000	21/08/19
2 – 2/86 Hubert Avenue, Glenroy	\$465,000	19/09/19
3 – 3/77 Maude Avenue, Glenroy	\$495,000	01/10/19

**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.~~

This Statement of Information was prepared on: 13 November 2019