

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 2/34 Belair Avenue, Glenroy

Indicative selling price

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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$449,875 *House ☐ *Unit ☒ Suburb Glenroy
Period - From FEB 2017 to MAY 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 - 4/788 Pascoe Vale Road, Glenroy	\$450,000	03/2017
2 - 3/24 Langton Street, Glenroy	\$432,000	02/2017
3 - 2/8 Beckett Street, Glenroy	\$455,000	12/2016