

## 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 90 Vallley Crescent, Glenroy

### Indicative selling price

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

Single price \$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$705,000

House ☒

Suburb Glenroy

Period - From 24/07/2017 to 25/07/2017

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 - 1 Moonee Blvd, Glenroy	\$709,000	15/06/2017
2 - 57 Centre Way, Glenroy	\$695,000	02/02/2017
3 - 71 Augustine Terrace, Glenroy	\$760,000	29/07/2017