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

2/81 Morley Street Glenroy VIC 3046

Indicative selling price

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

Single Price	or range between	\$545,000	&	\$575,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$675,000	Property type		House		Suburb	Glenroy
Period-from	01 Mar 2019	to	29 Feb 2	2020	Source		Corelogic

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 6 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	
3/79 Glen Street Glenroy VIC 3046	\$575,000	25-Feb-20	
1B Sunbeam Street Glenroy VIC 3046	\$555,000	22-Feb-20	
2/91 Gowrie Street Glenroy VIC 3046	\$530,000	29-Jan-20	

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 6 months.

This Statement of Information was prepared on: 12 March 2020

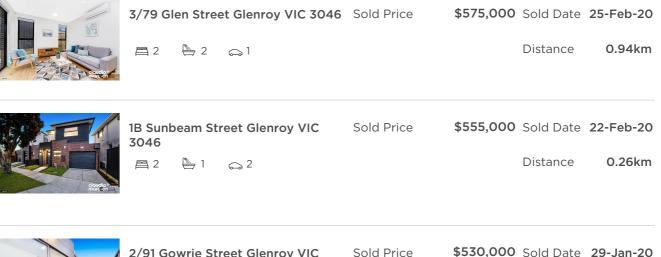


consumer.vic.gov.au

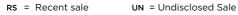


Claudio Cuomo

- P 0419315396
- M 0419315396
- E claudio.cuomo@eview.com.au



1	2/91 Gowrie Street Glenroy VIC 3046			Sold Price	\$530,000	Sold Date	29-Jan-20
	昌 2					Distance	0.38km



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