

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

1/48 Isla Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb Glenroy

Period - From 01/01/2018

to

31/12/2018

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	2/127 Morell St GLENROY 3046	\$590,000	15/12/2018
2	2/1 ila St GLENROY 3046	\$575,000	14/02/2019
3	1/78 Beatty Av GLENROY 3046	\$572,500	15/12/2018

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: 4

Property Type: House

Land Size: 321 sqm approx

Agent Comments

Comparable Properties



2/127 Morell St GLENROY 3046 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 15/12/2018

Rooms: 5

Property Type: Unit

Land Size: 240 sqm approx



2/1 ila St GLENROY 3046 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 14/02/2019

Rooms: -

Property Type: House

Land Size: 292 sqm approx



1/78 Beatty Av GLENROY 3046 (REI)

Agent Comments



Price: \$572,500

Method: Auction Sale

Date: 15/12/2018

Rooms: 6

Property Type: Unit

Land Size: 299 sqm approx