

## 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 11 Anselm Grove, Glenroy 3046

### Indicative selling price

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

Range between \$780,000 & \$820,000

### Median sale price

Median price \$743,700 House ☒ Suburb Glenroy  
Period - From JUNE 2018 to OCT 2018 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 – 19 Churchill Street, Glenroy | \$785,000 | 21/07/18     |
| 2 – 82 Tarana Avenue, Glenroy    | \$825,000 | 04/08/18     |
| 3 – 22 Pengana Avenue, Glenroy   | \$801,888 | 26/05/18     |