

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 36 Sadie Street, Glenroy 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 \$795,000

or range between

\$

&

\$

Median sale price

Median price \$677,500

Property type House

Suburb Glenroy

Period - From NOV 2019

to

FEB 2020

Source realestate.com.au

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 - 29 Evell Street, Glenroy	\$ 735,000	23/11/19
2 - 82 Morell Street, Glenroy	\$ 725,000	25/11/19
3 - 13 Thames Street, Hadfield	\$ 760,000	09/11/19

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.~~

This Statement of Information was prepared on: 05 February 2020