

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 2/51 Glen Street, Glenroy 3046

Indicative selling price

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

Single Price \$535,000

Median sale price

Median price \$487,373

Unit X

Suburb Glenroy

Period - From 01/01/2017 to 01/01/2018

Source Domain.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
3/170 Hilton Street, Glenroy	\$576,300	11/12/2017
3/25 Harold Street, Glenroy	\$530,000	10/11/2017
2/121 Widford Street, Glenroy	\$554,000	16/12/2017