

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 109 & 111 Paget Avenue, Glenroy 3046

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
3 BEDROOM UNITS	\$670,000
3 BEDROOM UNITS	\$650,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$616,500	Suburb	GLENROY
Period - From	1/10/2019	To	31/12/2019
Source	REIV		

Comparable property sales

- A** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bedroom Units	2/24 Leonard Avenue, Glenroy	\$675,000	26/10/2019
	1/52 Daley Street, Glenroy	\$640,000	15/11/2019
	3/20 Leonard Avenue, Glenroy	\$640,000	18/10/2019

This Statement of Information was prepared on: 17/02/2020