
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

1 Sunbeam Street, Glenroy

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

\$800,000

&

\$850,000

Median sale price

Median price

\$675,000

House

☒

Suburb

Glenroy

Period - From

JULY 2017

to

OCT 2017

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 - 64 Gowrie Street, Glenroy	\$852,000	01/08/2017
2 - 13 Bouchier Street, Glenroy	\$852,500	15/06/2017
3 - 49 Hubert Avenue, Glenroy	\$820,000	08/09/2017