

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

20 View 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

\$650,000

or range between

\$

&

\$

Median sale price

Median price

\$685,000

Property type

House

Suburb

Glenroy

Period - From

DEC 2019

to

APR 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 - 168 Daley Street, Glenroy	\$655,000	09/11/19
2 - 183 Daley Street, Glenroy	\$600,000	21/12/19
3 - 14 Heather Court, Glenroy	\$691,000	19/03/20

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: 30 April 2020