# 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

75 Evell Street Glenroy VIC 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	or range between	\$900,000	&	\$990,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$731,250	Prope	erty type		House	Suburb	Glenroy
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

### 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 6 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 Bayview Road Glenroy VIC 3046	\$1,065,000	02-Sep-20
72 Everard Street Glenroy VIC 3046	\$880,000	18-Mar-20
44 Golf Links Road Glenroy VIC 3046	\$880,000	28-Apr-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 6 months.

This Statement of Information was prepared on: 22 October 2020

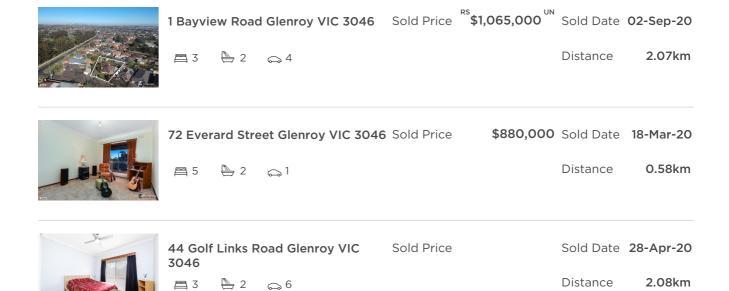


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#### RS = Recent sale UN = Undisclosed Sale

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