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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1/46 Langton Street, Glenroy
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$560,000
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&

\$580,000
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### Median sale price

Median price

\$559,333
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Unit

X
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Suburb

Glenroy
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Period - From

REB 2017
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to

MAR 2017
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Source

Domain.com.au
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### 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 - 1/61 Justin Avenue, Glenroy	\$580,000	20/02/2017
2 - 26B Augustine Terrace, Glenroy	\$533,000	28/02/2017
3 - 3/45 Isla Avenue, Glenroy	\$565,000	04/03/2017