
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

34 Isla Avenue, Glenroy

Indicative selling price

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

\$770,000

&

\$8100,000

Median sale price

Median price

\$702,500

*House

X

Suburb

Glenroy

Period - From

MARCH 2017

to

MAY 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 - 45 Cosmos Street, Glenroy	\$810,000	03/2017
2 - 24 Maude Avenue, Glenroy	\$810,000	05/2017
3 - 5 Truscott Street, Glenroy	\$785,000	02/2017