

## 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 82 Evell Street, Glenroy 3046

### Indicative selling price

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

Range between \$620,000 & \$660,000

### Median sale price

Median price \$725,000 House ☒ Suburb Glenroy  
Period - From NOV 2018 to FEB 2019 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 – 87 Daley Street, Glenroy	\$608,000	12/01/19
2 – 41 Everard Street, Glenroy	\$675,000	23/02/19
3 – 86 View Street, Glenroy	\$612,000	01/11/18