

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 7/83-85 Isla Avenue, Glenroy 3046

Indicative selling price

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

Range Between \$390,000 & \$420,000

Median sale price

Median price \$520,000 Unit X Suburb Glenroy
Period - From 28/07/18 to 05/01/19 Source RP Data

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 – 2/13 Prospect Street, Glenroy	\$400,000	17/11/18
2 – 2/33 Clovelly Avenue, Glenroy	\$410,000	20/09/18
3 – 6/83-85 Isla Avenue, Glenroy	\$425,000	15/12/18