

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 3 Damian Court, Glenroy

Indicative selling price

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

\$645,000 & \$675,000

Median sale price

Median price \$561,000 House ☒ Suburb Glenroy
Period - From JULY 2017 to OCT 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 - 4/15 Glenroy Road, Glenroy	\$696,000	08/2017
2 - 9 McDonald Place, Glenroy	\$666,000	10/2017
3 - 3/8 York Street, Glenroy	\$656,000	07/2017