

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/24 Grandview Street Glenroy VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$440,000 & \$480,000

Median sale price

Median price \$607000 Property type unit Suburb Glenroy

Period - From Jan-20 to June-20 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1/18 Hartington Street Glenroy	\$479,000	07/04/2020
3/861 Pascoe Vale Road Glenroy	\$475,000	21/01/2020
2/2 Murrell Street Glenroy	\$415,000	06/01/2020

This Statement of Information was prepared on: 18/06/2020