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

74 Paget Avenue 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)

Single Price	or range between	\$725,000	&	\$775,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$675,000	Prope	erty type		House	Suburb	Glenroy
Period-from	01 Mar 2019	to	29 Feb 2	2020	Source		Corelogic

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 6 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
25 Stanley Street Glenroy VIC 3046	\$862,500	21-Nov-19
13 Granville Street Glenroy VIC 3046	\$833,500	18-Dec-19
77 Widford Street Glenroy VIC 3046	\$791,500	03-Dec-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 March 2020



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Claudio Cuomo

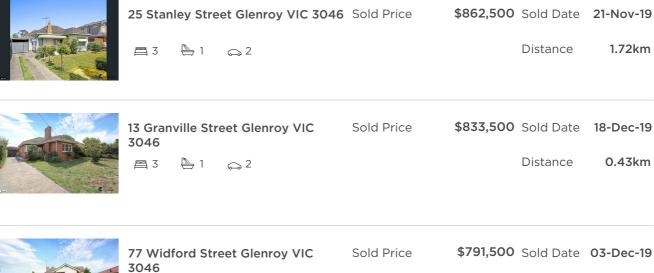
P 0419315396

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Distance

0.15km



RS = Recent sale UN = Undisclosed Sale

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