

STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1, 4 & 5/68 Wheatsheaf Road, Glenroy

Indicative selling price

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

Unit type or class

e.g. One bedroom units

Single price

2 Bedroom Townhouses	\$440,000
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Suburb unit median sale price

Median price	\$438,666	Suburb	Glenroy
Period - From	DEC 2016	to	MAY 2017
Source	www.domain.com.au		

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. Two bedroom units

Address of comparable unit

Price

Date of sale

1 - 2/31 Melbourne Avenue, Glenroy	\$425,000	31/05/2017
2 - 3/25 Isla Avenue, Glenroy	\$442,000	20/04/2017
3 - 1/19 Lytton Street, Glenroy	\$449,000	10/12/2016