
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

56 Melbourne Avenue, Glenroy

Indicative selling price

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

\$800,000

&

\$850,000

Median sale price

Median price

\$670,000

House

X

Suburb

Glenroy

Period - From

11/09/2016

to

11/09/2017

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 - 34 Glenroy Road, Glenroy	\$805,000	10/07/2017
2 - 73 Melbourne Avenue, Glenroy	\$855,000	08/08/2017
3 - 3 Justin Avenue, Glenroy	\$780,000	01/07/2017