
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 2 & 3/46 Langton Street, Glenroy

Indicative selling price

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

\$590,000 EACH

Median sale price

Median price \$587,334

X

Suburb Glenroy

Period - From FEB 2017

to

APRIL 2017

Source Domain.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 - 69A Middle Street, Glenroy	\$582,000	01/04/2017
2 - 25A Mitchell Street, Glenroy	\$600,000	15/02/2017
3 - 1/161 Justin Avenue, Glenroy	\$580,000	20/02/2017