

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 71 Hartington Street, Glenroy

Indicative selling price

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

range between \$700,000 & \$750,000

Median sale price

Median price \$600,000 *House ☒ Suburb Glenroy

Period - From JAN 2017 to APRIL 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 – 59 Pecham Street, Glenroy	\$705,000	04/2017
2 – 29 Salisbury Street, Glenroy	\$715,000	03/2017
3 – 64 Widford Street, Glenroy	\$751,000	04/2017