

## 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 8 Mitchell Court, Glenroy 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$529,000

### Median sale price

Median price \$500,000 Unit X Suburb GLENROY  
Period - From SEPT 2017 to MARCH 2018 Source REIV [property.rp.com.au](http://property.rp.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 - 6/919 Pascoe Vale Road, Glenroy	\$530,000	05/12/17
2 - 3/10 Rowan Street, Glenroy	\$530,000	12/12/17
3 - 3/121 Widford Street, Glenroy	\$525,000	09/11/17

\* NB: 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 six months.