

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 45 Harold Street, Glenroy

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$640,000 & \$680,000

Median sale price

Median price \$592,500 Property type Unit Suburb Glenroy

Period - From Aug 2019 to Jan 2020 Source REA

Comparable property sales (*Delete A or B below as applicable)

A* 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 1/15 Cromwell Street, Glenroy | \$655,000 | 30.11.2019 |
| 2 1/34 Pengana Avenue, Glenroy | \$663,000 | 09.11.2019 |
| 3 2/24 Leonard Avenue, Glenroy | \$675,000 | 25.10.2019 |

This Statement of Information was prepared on: 23rd January 2020