

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 1/19 Leonard Avenue, Glenroy 3046

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$611,000 Unit X Suburb Glenroy
Period - From 21/08/2017 to 20/08/2018 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 - 67 Melbourne Avenue, Glenroy	\$585,000	02/08/18
2 - 1/20 Hubert Avenue, Glenroy	\$537,000	04/08/18
3 - 1/17 Acacia Street, Glenroy	\$570,000	05/07/18