

## 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 85 Evell Street, 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 \$700,000

### Median sale price

Median price \$720,000

House ☒

Suburb Glenroy

Period - From JAN 2019 to MAY 2019

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 – 41 Everard Street, Glenroy	\$675,000	20/02/19
2 – 82 Evell Street, Glenroy	\$650,000	30/03/19
3 – 36 Wheatsheaf Road, Glenroy	\$700,000	30/04/19