

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 334 Waterloo Road, Glenroy 3046

Indicative selling price

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

Single price \$ or range between \$700,000 & \$750,000

Median sale price

Median price \$666,500 Property type House Suburb Glenroy

Period - From MAY 2019 to OCT 2019 Source realestate.com.au

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 – 48 Chapman Avenue, Glenroy	\$735,000	27/07/19
2 – 115 Tarana Avenue, Glenroy	\$700,000	24/05/19
3 – 6 Moss Court, Glenroy	\$690,000	26/06/19

This Statement of Information was prepared on: 28 October 2019