

## 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 79 GLEN STREET, GLENROY, VIC

#### Indicative selling price

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

Price Range: \$665,000 to \$731,500

#### Median sale price

Median price \$700,000 House ☒ Unit ☐ Suburb GLENROY

Period 01 January 2018 to 30 June 2018 Source 

#### 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 |
|----------------------------------|------------|--------------|
| 33 JUSTIN AVE, GLENROY, VIC 3046 | *\$695,000 | 02/06/2018   |
| 191 DALEY ST, GLENROY, VIC 3046  | *\$690,000 | 28/03/2018   |
| 75 VIEW ST, GLENROY, VIC 3046    | \$666,000  | 25/03/2018   |