

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 37 Belair Avenue, Glenroy 3046

Indicative selling price

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

Range Between \$820,000 & \$900,000

Median sale price

Median price \$810,000 House ☒ Suburb Glenroy

Period - From OCT 2017 to DEC 2017 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 - 19 Tarana Avenue, Glenroy	\$835,000	24/02/18
2 - 4 York Street, Glenroy	\$900,000	DEC 2017
3 - 70 Glenroy Road, Glenroy	\$845,000	DEC 2017