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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1/43 Lytton Street, Glenroy

### Indicative selling price

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

\$750,000

&

\$770,000

### Median sale price

Median price

\$769,000

Unit

X

Suburb

Glenroy

Period - From

OCT 2017

to

NOV 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 - 2/14 Hubert Avenue, Glenroy	\$756,000	04/11/2017
2 - 23A Grandview Street, Glenroy	\$811,000	05/08/2017
3 - 17 Truscott Street, Glenroy	\$740,000	28/10/2017