

## 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 4/132 Evell Street, Glenroy VIC 3046

### Indicative selling price

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

Single price \$480,000

### Median sale price

Median price \$513,000

Unit X

Suburb Glenroy

Period - From OCT 17 to JAN 18

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 - 2/85 Widford Street, Glenroy	\$475,000	10/2017
2 - 2/52 Isla Avenue, Glenroy	\$485,000	08/2017
3 - 3/107 Bindi Street, Glenroy	\$470,000	12/2017