
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 1/74 Melbourne Avenue, Glenroy

Indicative selling price

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

\$500,000

&

\$550,000

Median sale price

Median price \$487,500

Unit X

Suburb Glenroy

Period - From JAN 2017

to MARCH 2017

Source REIV

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 - 1/43 Melbourne Avenue, Glenroy	\$570,000	08/04/2017
2 - 3/74 Melbourne Avenue, Glenroy	\$535,000	16/03/2017
3 - 116A Hilton Street, Glenroy	\$583,000	14/04/2017