

## 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 3/137 Evell Street, Glenroy 3046

### Indicative selling price

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

Range between \$580,000 & \$610,000

### Median sale price

Median price \$645,000 Unit X Suburb Glenroy  
Period - From DEC 2017 to CURRENT Source RP Data

### 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 - 2/192 West Street, Hadfield	\$640,000	12/04/18
2 - 1/121 Evell Street, Glenroy	\$636,340	02/05/18
3 - 119A View Street, Glenroy	\$645,000	03/02/18