



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

4/143 Melbourne Avenue,  
GLENROY 3046

### Indicative selling price

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

**Range \$525,000 - \$545,000**

### Median sale price

Median **House** for **GLENROY** for period **Aug 2018 - Jan 2019**

Sourced from **Pricefinder**.

**\$501,126**

### 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 the most comparable to the property for sale.

**3/19 Cromwell Street,**  
Glenroy 3046

**Price \$535,000** Sold 06  
December 2018

**3/143 Melbourne Avenue,**  
Glenroy 3046

**Price \$530,000** Sold 30  
October 2018

**3/42 Gladstone Parade,**  
Glenroy 3046

**Price \$542,000** Sold 25  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

#### Contact agents



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**Stockdale  
& Leggo**