

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

76 Everard Street, Glenroy

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range
between

\$680,000

\$730,000

Median sale price

Median price

\$880,500

Property type

House

Suburb

Glenroy

Period - From

Sept 2022

to

Nov 2022

Source

Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* 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.	24 William Street, Glenroy	\$765,000	26.11.2022
2.	129 John Street, Glenroy	\$782,500	08.07.2022
3.	71 May Street, Glenroy	\$720,000	20.06.2022
This Statement of Information was prepared on:		13.04.2023	