

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

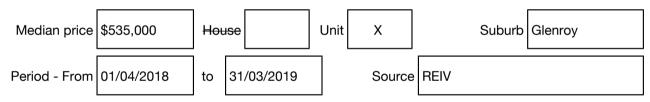
ss 5/7 Clovelly Avenue, Glenroy Vic 3046 nd de

Indicative selling price

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

Range between	\$490,000	&	\$525,000	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	2/119 Cardinal Rd GLENROY 3046	\$523,781	24/01/2019
2	3/113 Glenroy Rd GLENROY 3046	\$517,000	13/06/2019
3	1/27 Hubert Av GLENROY 3046	\$490,000	29/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$490,000 - \$525,000 Median Unit Price Year ending March 2019: \$535,000

Comparable Properties



2/119 Cardinal Rd GLENROY 3046 (REI)



Price: \$523,781 Method: Private Sale Date: 24/01/2019 Rooms: 6 Property Type: Townhouse (Res) Land Size: 112 sqm approx

3/113 Glenroy Rd GLENROY 3046 (REI)

Agent Comments

Agent Comments



Price: \$517,000 Method: Auction Sale Date: 13/06/2019 Rooms: -Property Type: Townhouse (Res)



1/27 Hubert Av GLENROY 3046 (REI)



Price: \$490,000 Method: Sold Before Auction Date: 29/05/2019 Rooms: 5 Property Type: Unit Land Size: 267 sqm approx Agent Comments

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