

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

5/7 Clovelly Avenue, Glenroy Vic 3046

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$525,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb

Glenroy

Period - From 01/04/2018

to

31/03/2019

Source REIV

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	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.



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)

Agent Comments



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



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



1/27 Hubert Av GLENROY 3046 (REI)

Agent Comments



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