

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 2/2 Truscott Street, Glenroy 3046

Indicative selling price

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

Single price \$610,000 ~~or range between~~ \$ & \$

Median sale price

Median price \$520,000 Property type Unit Suburb Glenroy

Period - From JULY 2019 to NOV 2019 Source realestate.com.au

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 – 2/74 Melbourne Avenue, Glenroy	\$632,500	19/10/19
2 – 3/6 Trevannion Street, Glenroy	\$618,000	20/09/19
3 – 2/55 Hilda Street, Glenroy	\$618,800	15/01/19

This Statement of Information was prepared on: 25 November 2019