

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5/12 Illawarra Street, Glenroy

### Indicative selling price

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

Range between \$480,000 & \$515,000

### Median sale price

Median price \$520,000 Unit X Suburb Glenroy  
Period - From 2.4.2018 to 2.10.2018 Source Corelogic

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/33 Widford Street, Glenroy VIC 3046	\$515,000	16.5.2018
5/25-29 Logan Street, Glenroy VIC 3046	\$500,000	9.7.2018
2/19 Chapman Avenue, Glenroy VIC 3046	\$487,000	29.8.2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.