

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 3/33 Widford Street, Glenroy 3046

Indicative selling price

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

Single Price \$550,000

Median sale price

Median price \$570,000 Unit X Suburb GLENROY
Period - From OCT 2017 to DEC 2017 Source REIV propertydata.com.au

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
1 - 3/82 View Street, Glenroy	\$525,000	24/02/18
2 - 3/170 Hilton Street, Glenroy	\$576,300	11/12/17
3 - 2/170 Hilton Street, Glenroy	\$525,000	11/01/18

* NB: 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.