

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

53 William Street, Glenroy

Indicative selling price

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

orange between

\$700,000

&

\$750,000

Median sale price

Median price

\$726,000

*House

X

Suburb

Glenroy

Period - From

OCT 2016

to

APRIL 2017

Source

RP Data

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 – 53 Grandview Street, Glenroy	\$717,000	13/12/2016
2 – 6 Dromana Street, Glenroy	\$702,000	10/12/2016
3 – 107 Tarana Street, Glenroy	\$650,000	27/10/2016