

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 31 Glenleith Avenue Drumcondra

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$725,000 & \$775,000

#### Median sale price

Median price: \$812,500 House Suburb: geelong

Period - From: 1/04/2016 to 1/05/2017 Source: rea




#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 113 McKillop St GEELONG

Sold by Private Sale \$790,000  
Date Sold Apr 2017




3  2  3 



#### 3 St David St RIPPLESIDE

Located in an enviable Bayside location, this beautiful period home blending classic & contemporary features has been

Sold by Auction \$760,000  
Date Sold Mar 2017  
Land 613 SqM



3  1  2 



#### 176 Yarra St GEELONG

This impressive 1920s character home is located on the fringe of the city and is within handy distance to the train station and

Sold by Auction \$710,000  
Date Sold Nov 2016  
Land 652 SqM

3  2  2 