
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

1/101 Glenroy Road, Glenroy 3046

Indicative selling price

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

Single Price

\$450,000

Median sale price

Median price

\$485,000

Unit

X

Suburb

Glenroy

Period - From

NOV 2017

to

CURRENT

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 - 4/132 Evell Street, Glenroy	\$490,000	06/03/18
2 - 3/24 Gladstone Parade, Glenroy	\$485,000	09/12/18
3 - 3/33 Lytton Street, Glenroy	\$471,000	28/04/18