
STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1-4/4 Gorrie Place, Glenroy

Indicative selling price

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

Unit type or class
e.g. One bedroom units **Single price***

4 Bedroom Townhouse	\$760,000
3 Bedroom Townhouse	\$680,000
2 Bedroom plus Study Townhouse	\$565,000
3 Bedroom Villa Unit	\$635,000

Suburb unit median sale price

Median price \$648,300

Suburb Glenroy

Period - From AUG 2016 to JUNE 2017

Source Realetstae.com.au

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
TOWNHOUSE	1 - 3/35 Gladstone Parade, Glenroy	\$560,000	25/12/2016
	2 - 1/143 Melbourne Avenue, Glenroy	\$570,000	08/04/2017

Unit type or class

E.g. Three bedroom units

	Address of comparable unit	Price	Date of sale
TOWNHOUSE	1 - 1/22 Prospect Street, Glenroy	\$695,000	26/06/2017
	2 - 1/31 Gladstone Parade, Glenroy	\$675,000	28/04/2017
	3 - 1/14 Newton Street, Glenroy	\$680,000	27/04/2017

Unit type or class

E.g. Four bedroom units

	Address of comparable unit	Price	Date of sale
TOWNHOUSE	1 - 1/30-32 Grandview Street, Glenroy	\$710,000	20/08/2017

Unit type or class

E.g. Five bedroom units

	Address of comparable unit	Price	Date of sale
VILLA UNIT (NO COMPARABLES)	1	\$	
	2	\$	
	3	\$	