

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/55 Melbourne Avenue,  
GLENROY 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$540,000 -  
\$570,000**

### Median sale price

Median Unit for GLENROY for period Mar 2017 - Aug 2017  
Sourced from PDOL.

**\$551,000**

### 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 the most comparable to the property for sale.

**2/73 View Street,** Price **\$587,500** Sold 17 August 2017  
Glenroy 3046

**3/74 Melbourne Avenue ,** Price **\$535,000** Sold 16 March 2017  
Glenroy 3046

**1/78 Isla Avenue ,** Price **\$525,000** Sold 09 June 2017  
Glenroy 3046

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

Unit



3 beds



2 baths



1 parking

### Contact agents

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