

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

-	
Address Including suburb or	58 Glynns Road, North Warrandyte Vic 3113
locality andpostcode	

#### Indicative selling price

Property offered for sale

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

Single price \$889,999

#### Median sale price

Median price	\$1,153,500	Hou	ise X	Unit		Suburb or locality	North Warrandyte
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

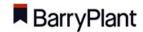
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account** - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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Rooms: Property Type:

Land Size: 4,444 sqm approx

**Agent Comments** 

Indicative Selling Price \$889,999 Median House Price Year ending June 2017: \$1,153,500

## Comparable Properties

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