

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

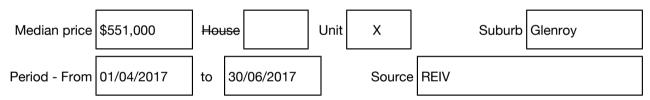
Address Including suburb and postcode

Indicative selling price

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

 Range between
 \$490,000
 &
 \$539,000

Median sale price



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

A* 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	2/48 Stanley St GLENROY 3046	\$530,000	15/07/2017
2	1/8 View St GLENROY 3046	\$510,000	13/05/2017
3	4/35 Clovelly Av GLENROY 3046	\$500,000	26/08/2017

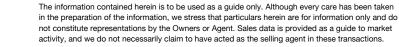
OR

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

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Rooms: Property Type: Agent Comments Marwan Abdulwahed 03 8781 3888 0420 647 396 marwan.a@eview.com.au

Indicative Selling Price \$490,000 - \$539,000 Median Unit Price June quarter 2017: \$551,000

Comparable Properties

2/48 Stanley St GLENROY 3046 (REI/VG) 2 1 1	Agent Comments
Price: \$530,000 Method: Auction Sale Date: 15/07/2017 Rooms: - Property Type: Villa Land Size: 154 sqm approx	
1/8 View St GLENROY 3046 (REI/VG) 1 3 🙀 1 🛱 -	Agent Comments
Price: \$510,000 Method: Auction Sale Date: 13/05/2017 Rooms: - Property Type: Unit Land Size: 328 sqm approx	
4/35 Clovelly Av GLENROY 3046 (REI) 2 4 1 4 1	Agent Comments
Price: \$500,000 Method: Auction Sale Date: 26/08/2017 Rooms: 4 Property Type: Unit Land Size: 206 sqm approx	

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.