

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

1/2 View Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$490,000

&

\$539,000

Median sale price

Median price

\$551,000

House

Unit

X

Suburb

Glenroy

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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



Rooms:
Property Type:
Agent Comments

Comparable Properties



2/48 Stanley St GLENROY 3046 (REI/VG)

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)

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)

Agent Comments



Price: \$500,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: Unit
Land Size: 206 sqm approx