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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

1/66 Pecham Street, Glenroy

**Indicative selling price**

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

\$570,000

&

\$610,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$666,000

\*House

Suburb

Glenroy

Period - From

AUG 2017

to

NOV 2017

Source

Realestate.com.au

**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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 141 Morell Street, Glenroy	\$600,000	OCT 2017
2 - 1/6 Maude Avenue, Glenroy	\$612,000	JUL 2017
3 - 1/74 Melbourne Avenue, Glenroy	\$600,000	JUL 2017