

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 3/170 Glenroy Road, Glenroy Vic 3046 Including suburb and postcode

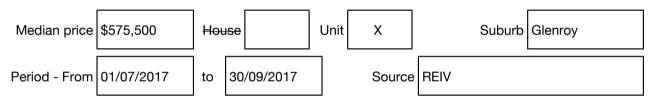
Indicative selling price

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

Range between \$475,000

&

Median sale price



\$515.000

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	2/21 Morell St GLENROY 3046	\$515,000	03/07/2017
2	1/12 Hartington St GLENROY 3046	\$515,000	21/10/2017
3	2/9 Gordon Ct GLENROY 3046	\$512,000	30/08/2017

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.

Account - Claudio + Marwan Residential - Eview Group | P: 0387813888 | F: 0397811547

propertydata

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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.



Marwan Abdulwahed

1-7/5 4/160 4/160 1/100 1/



Rooms: Property Type: House (Res) Agent Comments 03 8781 3888 0420 647 396 marwan.a@eview.com.au

Indicative Selling Price \$475,000 - \$515,000 Median Unit Price September quarter 2017: \$575,500

Comparable Properties

2/21 Morell St GLENROY 3046 (REI/VG) 2 2 2 1 Price: \$515,000 Method: Private Sale Date: 03/07/2017 Rooms: 3 Property Type: Townhouse (Res) Land Size: 130 sqm approx	Agent Comments
1/12 Hartington St GLENROY 3046 (REI) 2 1 1 1 Price: \$515,000 Method: Auction Sale Date: 21/10/2017 Rooms: 3 Property Type: Townhouse (Res) Land Size: 167 sqm approx	Agent Comments
2/9 Gordon Ct GLENROY 3046 (REI) 2 2 2 2 Price: \$512,000 Method: Private Sale Date: 30/08/2017 Rooms: 6 Property Type: Townhouse (Single)	Agent Comments

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