

## 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](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
Period - From  to  Source

#### 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.

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



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties

**2/21 Morell St GLENROY 3046 (REI/VG)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 03/07/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 130 sqm approx



**1/12 Hartington St GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 167 sqm approx



**2/9 Gordon Ct GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$512,000  
**Method:** Private Sale  
**Date:** 30/08/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Single)