Claudio Cuomo
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/195 Daley Street Glenroy VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$465,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	~~*House~~		*Unit	X	Suburb	Glenroy
Period-from	01 Feb 2018	to	31 Jan 2019			Source	Corelogic

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
2/1 Hartington Street Glenroy VIC 3046	$530,000	16-Aug-18
6/85-87 View Street Glenroy VIC 3046	$455,000	04-Feb-19
2/119 Cardinal Road Glenroy VIC 3046	$523,781	29-Jan-19

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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2/1 Hartington Street Glenroy VIC 3046

2 1 1

Sold Price **$530,000** Sold Date **16-Aug-18**

Distance **0.6km**

6/85-87 View Street Glenroy VIC 3046

2 2 1

Sold Price RS **$455,000** Sold Date **04-Feb-19**

Distance **0.94km**

2/119 Cardinal Road Glenroy VIC 3046

2 2 1

Sold Price RS **$523,781** Sold Date **29-Jan-19**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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