

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)

Single price

**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	1/55 Gowrie St GLENROY 3046	\$620,000	24/02/2018
2	24 Morley St GLENROY 3046	\$600,000	24/03/2018
3	25 Hilda St GLENROY 3046	\$560,000	13/04/2018

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.



 3  - 

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 378 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$610,000  
**Median House Price**  
 March quarter 2018: \$787,000

## Comparable Properties



1/55 Gowrie St GLENROY 3046 (REI/VG)

Agent Comments

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**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 273 sqm approx



24 Morley St GLENROY 3046 (REI)

Agent Comments

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**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx



25 Hilda St GLENROY 3046 (REI)

Agent Comments

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**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 308 sqm approx