

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

2/36 Prospect Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$655,000

&

\$705,000

Median sale price

Median price \$570,000

House

Unit

X

Suburb

Glenroy

Period - From 01/10/2017

to 31/12/2017

Source REIV

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	1/43 Lytton St GLENROY 3046	\$745,000	17/11/2017
2	4/115 Glenroy Rd GLENROY 3046	\$696,000	05/08/2017
3	1/15-17 Station Rd OAK PARK 3046	\$670,000	06/12/2017

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
\$655,000 - \$705,000
Median Unit Price
December quarter 2017: \$570,000



4 3 2

Rooms:
Property Type: Unit
Agent Comments

Comparable Properties



1/43 Lytton St GLENROY 3046 (REI)

Agent Comments

4 3 2

Price: \$745,000
Method: Sold Before Auction
Date: 17/11/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 292 sqm approx



4/115 Glenroy Rd GLENROY 3046 (REI/VG)

Agent Comments

4 2 2

Price: \$696,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 220 sqm approx



1/15-17 Station Rd OAK PARK 3046 (REI)

Agent Comments

3 2 1

Price: \$670,000
Method: Private Sale
Date: 06/12/2017
Rooms: 6
Property Type: Townhouse (Res)