

## 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	4/24 Hartington Street, Glenroy Vic 3046
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$670,000	&	\$730,000
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#### Median sale price

Median price	\$575,500	House		Unit	X	Suburb	Glenroy
Period - From	01/07/2017	to	30/09/2017	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	14 Morley St GLENROY 3046	\$720,000	04/11/2017
2	1/326 Waterloo Rd GLENROY 3046	\$715,000	31/08/2017
3	1/4 Kennedy St GLENROY 3046	\$690,000	12/07/2017

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**  
 \$670,000 - \$730,000  
**Median Unit Price**  
 September quarter 2017: \$575,500



**Rooms:**  
**Property Type:**  
 Agent Comments

## Comparable Properties



14 Morley St GLENROY 3046 (REI)

Agent Comments



**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 280 sqm approx



1/326 Waterloo Rd GLENROY 3046 (REI)

Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 31/08/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



1/4 Kennedy St GLENROY 3046 (REI/VG)

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 12/07/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)