

## 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	1/111 Bindi Street, Glenroy Vic 3046
---	--------------------------------------

#### Indicative selling price

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

Range between	\$530,000	&	\$560,000
---------------	-----------	---	-----------

#### 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	13 Currajong St GLENROY 3046	\$552,500	07/12/2017
2	1/19 Hartington St GLENROY 3046	\$550,000	27/09/2017
3	2/66 Widford St GLENROY 3046	\$530,000	18/11/2017

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.

Marwan Abdulwahed  
03 8781 3888  
0420 647 396  
marwan.a@eview.com.au

**Indicative Selling Price**  
\$530,000 - \$560,000  
**Median Unit Price**  
December quarter 2017: \$570,000



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

## Comparable Properties



13 Currajong St GLENROY 3046 (REI)

Agent Comments



**Price:** \$552,500  
**Method:** Private Sale  
**Date:** 07/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)

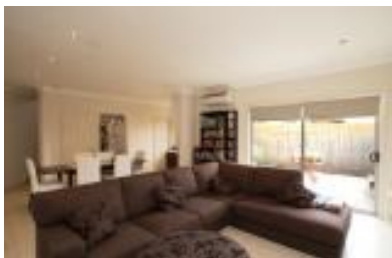


1/19 Hartington St GLENROY 3046 (VG)

Agent Comments



**Price:** \$550,000  
**Method:** Sale  
**Date:** 27/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)



2/66 Widford St GLENROY 3046 (REI)

Agent Comments



**Price:** \$530,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)