

# 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

1/19 Cromwell 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 \$605,000 & \$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$520,000 \*House  \*Unit X Suburb Glenroy

Period-from 01 Jan 2018 to 31 Dec 2018 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
36 Connell Street Glenroy VIC 3046	\$680,000	24-Aug-18
17 Gervase Avenue Glenroy VIC 3046	\$625,000	08-Sep-18
1/80 Justin Avenue Glenroy VIC 3046	\$690,000	20-Sep-18

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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**36 Connell Street Glenroy VIC 3046** Sold Price **\$680,000** Sold Date **24-Aug-18**

 3  2  1

Distance **0.58km**



**17 Gervase Avenue Glenroy VIC 3046** Sold Price **\$625,000** Sold Date **08-Sep-18**

 3  1  1

Distance **1.04km**



**1/80 Justin Avenue Glenroy VIC 3046** Sold Price **\$690,000** Sold Date **20-Sep-18**

 3  2  2

Distance **1.15km**

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