

Statement of Information

michael@sellinghomesmelbourne.com.au

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
2/89 Station Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$548,750 House Unit X Suburb Glenroy

Period - From 01/04/2019 to 30/06/2019 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	3/29 Trevannion St GLENROY 3046	\$390,000	14/07/2019
2	8/39 Kennedy St GLENROY 3046	\$378,000	18/02/2019
3	4/18 Wheatsheaf Rd GLENROY 3046	\$365,000	03/06/2019

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.~~