

# 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 MacKinnon Grove, Glenroy 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$820,000 & \$880,000

### Median sale price

Median price \$650,000 Property type House Suburb Glenroy

Period - From JULY 2019 to OCT 2019 Source realestate.com.au

### 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 – 30 Chapman Avenue, Glenroy	\$881,500	26/10/19
2 – 31 Glen Street, Glenroy	\$830,000	07/09/19
3 – 88 Outlook Drive, Glenroy	\$828,000	19/10/19

This Statement of Information was prepared on: 06 November 2019