

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
4/74 Maude Avenue 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 \$495,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$680,000 *House *Unit Suburb Glenroy

Period-from 01 Jul 2018 to 30 Jun 2019 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 6 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
2/5 Cosmos Street Glenroy VIC 3046	\$516,250	27-Mar-19
4/54 Hubert Avenue Glenroy VIC 3046	\$530,000	13-Jun-19
3/42 Hubert Avenue Glenroy VIC 3046	\$580,000	01-Apr-19

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 6 months.~~

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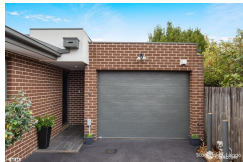


2/5 Cosmos Street Glenroy VIC 3046

 2  1  1

Sold Price **\$516,250** Sold Date **27-Mar-19**

Distance **0.68km**



4/54 Hubert Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$530,000** Sold Date **13-Jun-19**

Distance **0.28km**



3/42 Hubert Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$580,000** Sold Date **01-Apr-19**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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