

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
25 Fran Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$770,000 House Unit Suburb Glenroy

Period - From 01/10/2017 to 30/09/2018 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	20 Ridgeway Av GLENROY 3046	\$765,000	06/06/2018
2	19 Moonee Blvd GLENROY 3046	\$756,235	25/08/2018
3	26 Fran St GLENROY 3046	\$725,000	30/06/2018

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.



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 590 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$750,000
Median House Price
 Year ending September 2018: \$770,000

Comparable Properties



20 Ridgeway Av GLENROY 3046 (VG)

Agent Comments

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Price: \$765,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



19 Moonee Blvd GLENROY 3046 (REI)

Agent Comments

 3  1  2

Price: \$756,235
Method: Auction Sale
Date: 25/08/2018
Rooms: 7
Property Type: House (Res)
Land Size: 590 sqm approx



26 Fran St GLENROY 3046 (REI/VG)

Agent Comments

 3  1  1

Price: \$725,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 618 sqm approx