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	52 John Street, Glenroy 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	$675,000	House	X	Suburb	Glenroy
Period - From	APRIL 2019	to	JULY 2019	Source	realestate.com.au

Comparable property sales

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 – 92 Cardinal Road, Glenroy	$770,000	13/04/19
2 – 4 Newton Street, Glenroy	$740,000	25/05/19
3 – 121 Glenroy Road, Glenroy	$720,000	30/04/19