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	191 Daley Street, Glenroy 3046

Indicative selling price

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

Single Price	$695,000

Median sale price

Median price	$662,667	House	X	Suburb	GLENROY
Period - From	MAY 2017	to	JUNE 2017	Source	Core Logic

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
109 Daley Street, Glenroy	$671,000	25/11/2017
25 Valley Crescent, Glenroy	$665,000	18/11/2017
84 Isla Avenue, Glenroy	$720,000	25/01/2017