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	68 Everard Street, Glenroy 3046

Indicative selling price

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

Single Price	$ 1,215,000

Median sale price

Median price	$1,055,000	House	X	Suburb	GLENROY
Period - From	OCT 2017	to	CURRENT	Source	RP Data

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
47 Morely Street, Glenroy	$1,171,000	18/11/17
29 Sadie Street, Glenroy	$939,000	25/11/17

* NB: 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.