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	17 Gervase Avenue, Glenroy 3046

Indicative selling price

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

Range between	$630,000	&	$660,000

Median sale price

Median price	$599,000	Unit	X	Suburb	Glenroy
Period - From	FEB 2018	to	MAY 2018	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 - 1/40 Pengana Avenue, Glenroy	$685,000	05/2018
2 - 3/36 Grandview Street, Glenroy	$695,000	05/2018
3 - 1/125 Cardinal Street, Glenroy	$661,000	04/2018

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