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	2/131 Morell Street, Glenroy 3046

Indicative selling price

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

Range between	$550,000	&	$600,000

Median sale price

Median price	$526,000	Unit	X	Suburb	Glenroy
Period - From	APRIL 2018	to	SEPT 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 – 3/54 Maude Avenue, Glenroy	$580,000	28/06/18
2 – 2/165 West Street, Glenroy	$573,000	17/08/18
3 – 2/217 West Street, Glenroy	$564,500	26/05/18