STATEMENT OF INFORMATION
Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	Units 3 & 4/26 Grandview Street, Glenroy 3046

Indicative selling price

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

Unit type or class	Lower Price		Higher Price
Four bedroom townhouse	$720,000	&	$760,000
Three bedroom villa unit	$620,000	&	$650,000

Suburb unit median sale price

Median price	$600,000			Suburb	Glenroy
Period - From	JULY 2018	to	DEC 2018	Source	realestate.com.au

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Four bedroom townhouses (Unit 3)	1 – 1/44 Leonard Avenue, Glenroy	$732,000	21/07/18
	2 – 1/41 Winifred Street, Oak Park	$750,000	10/11/18
	3 – 82A Daley Street, Glenroy	$750,000	20/10/18

Unit type or class	Address of comparable unit	Price	Date of sale
Three bedroom units (Unit 4)	1 – 2/6 Cromwell Street, Glenroy	$625,000	21/11/18
	2 – 2/10 Harold Street, Glenroy	$625,000	24/11/18
	3 – 4A Pengana Avenue, Glenroy	$636,000	16/07/18