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	182 Glenroy Road Glenroy

Indicative selling price

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

Range between	$1,450,000	&	$1,550,000

Median sale price

Median price	$752,500	House	X	Suburb	GLENROY
Period - From	17/01/19	to	21/06/19	Source	REA

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 42 William Street Glenroy	$1,210,000	14/03/2019
2 2 Argyle Street Glenroy	$1,225,000	17/01/2019
3 234 Waterloo Road Oak Park	$1,100,000	28/05/2019