

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/115 BINDI STREET, GLENROY, VIC 3046**

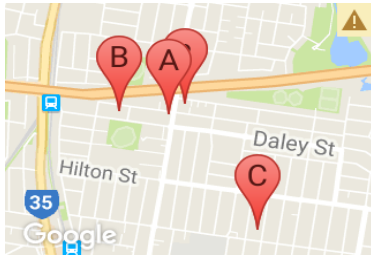
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**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$400,000 to \$440,000**

## MEDIAN SALE PRICE



**GLENROY, VIC, 3046**

Suburb Median Sale Price (Unit)

**\$434,750**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**115 VIEW ST, GLENROY, VIC 3046**

2 1 2

Sale Price

**\$427,000**

Sale Date: 10/06/2017

Distance from Property: 130m



**3/151 VIEW ST, GLENROY, VIC 3046**

2 1 1

Sale Price

**\$450,000**

Sale Date: 03/05/2017

Distance from Property: 429m



**3/25 ISLA AVE, GLENROY, VIC 3046**

2 1 1

Sale Price

**\$442,000**

Sale Date: 05/04/2017

Distance from Property: 1km



This report has been compiled on 20/09/2017 by Grantham Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 2/115 BINDI STREET, GLENROY, VIC 3046


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$400,000 to \$440,000

### Median sale price

Median price \$434,750 House  Unit  Suburb GLENROY

Period 01 July 2016 to 30 June 2017 Source 

### 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
115 VIEW ST, GLENROY, VIC 3046	\$427,000	10/06/2017
3/151 VIEW ST, GLENROY, VIC 3046	\$450,000	03/05/2017
3/25 ISLA AVE, GLENROY, VIC 3046	\$442,000	05/04/2017