

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode 117 Evell, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price \$870,000

\$910,000

### Median sale price

Median price \$825,000

Property type House

Suburb Glenroy

Period - From Jan 2023

to

Dec 2023

Source Pricefinder

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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. 47 Golf Links Rd GLENROY 3046	\$925,000	19/08/2023
2. 25 Valencia St GLENROY 3046	\$880,000	10/02/2024
3. 11 King St GLENROY 3046	\$870,000	30/01/2024

This Statement of Information was prepared on:

15.02.2024