

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/12 MURRELL STREET GLENROY VIC 3046

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

4/38 ACACIA STREET GLENROY VIC 3046	\$530,000	21-Dec-22
3/42 BELAIR AVENUE GLENROY VIC 3046	\$550,000	14-Feb-23
4/10 LYTTON STREET GLENROY VIC 3046	\$680,000	25-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 March 2023



**4/38 ACACIA STREET GLENROY
VIC 3046**

 2  2  1

Sold Price **\$530,000** Sold Date **21-Dec-22**

Distance **0.49km**



**3/42 BELAIR AVENUE GLENROY
VIC 3046**

 2  2  2

Sold Price ^{RS} **\$550,000** Sold Date **14-Feb-23**

Distance **0.62km**



**4/10 LYTTON STREET GLENROY
VIC 3046**

 2  1  2

Sold Price ^{RS} **\$680,000** Sold Date **25-Mar-23**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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