

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

2/27 MORLEY 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

\$600,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/32 BINDI STREET GLENROY VIC 3046	\$601,000	26-Feb-22
2/54 LANGTON STREET GLENROY VIC 3046	\$600,000	22-Mar-22
1/117 HILTON STREET GLENROY VIC 3046	\$640,000	18-Jun-22

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: 22 August 2022


2/32 BINDI STREET GLENROY VIC 3046

Sold Price

\$601,000

Sold Date

26-Feb-22


Distance

0.49km

2/54 LANGTON STREET GLENROY VIC 3046

Sold Price

\$600,000

Sold Date

22-Mar-22


Distance

1.99km

1/117 HILTON STREET GLENROY VIC 3046

Sold Price

\$640,000

Sold Date

18-Jun-22


Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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