

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

2/81 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

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Glenroy

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/79 Glen Street Glenroy VIC 3046	\$575,000	25-Feb-20
1B Sunbeam Street Glenroy VIC 3046	\$555,000	22-Feb-20
2/91 Gowrie Street Glenroy VIC 3046	\$530,000	29-Jan-20

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: 12 March 2020



3/79 Glen Street Glenroy VIC 3046 Sold Price **\$575,000** Sold Date **25-Feb-20**

 2  2  1

Distance **0.94km**



1B Sunbeam Street Glenroy VIC 3046 Sold Price **\$555,000** Sold Date **22-Feb-20**

 2  1  2

Distance **0.26km**



2/91 Gowrie Street Glenroy VIC 3046 Sold Price **\$530,000** Sold Date **29-Jan-20**

 2  1  1

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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