

## 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

1/67 Morell 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/21 Sutherland Street Hadfield VIC 3046	\$785,000	11-Aug-21
67 Morley Street Glenroy VIC 3046	\$765,000	28-Jul-21
1/44 Leonard Avenue Glenroy VIC 3046	\$841,000	15-Jul-21

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: 05 January 2022



**1/21 Sutherland Street Hadfield VIC 3046**

Sold Price

**\$785,000**

Sold Date

**11-Aug-21**

 4  2  1

Distance

**0.71km**



**67 Morley Street Glenroy VIC 3046**

Sold Price

**\$765,000**

Sold Date

**28-Jul-21**

 4  3  2

Distance

**0.97km**



**1/44 Leonard Avenue Glenroy VIC 3046**

Sold Price

**\$841,000**

Sold Date

**15-Jul-21**

 4  3  2

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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