

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

2/8 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2022

to

31 May 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

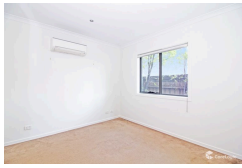
Date of sale

3/178 GLENROY ROAD GLENROY VIC 3046	\$485,000	19-Apr-23
4/7 CLOVELLY AVENUE GLENROY VIC 3046	\$510,000	19-May-23
1/5 MURRELL STREET GLENROY VIC 3046	\$540,000	03-Jun-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: 20 June 2023



3/178 GLENROY ROAD GLENROY VIC 3046

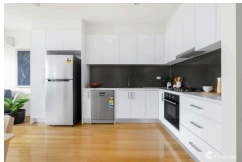
Sold Price

\$485,000

Sold Date

19-Apr-23
 2  2  1

Distance

0.11km


4/7 CLOVELLY AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$510,000**

Sold Date

19-May-23
 2  2  1

Distance

0.65km


1/5 MURRELL STREET GLENROY VIC 3046

Sold Price

^{RS} **\$540,000**

Sold Date

03-Jun-23
 2  2  1

Distance

0.08km
RS = Recent sale

UN = Undisclosed Sale

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