

# 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

7/2 Murrell 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)

Range between \$390,000

&

\$429,000

### Median sale price

Median price \$612,500

Property Type Unit

Suburb Glenroy

Period - From 02/08/2021

to

01/08/2022

Source REIV

### 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 six 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	9/39 Kennedy St GLENROY 3046	\$430,000	04/05/2022
2	2/885 Pascoe Vale Rd GLENROY 3046	\$411,000	28/04/2022
3	18/836 Pascoe Vale Rd GLENROY 3046	\$410,000	06/06/2022

**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 six months.~~

This Statement of Information was prepared on:

02/08/2022 15:36



2 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$390,000 - \$429,000

**Median Unit Price**

02/08/2021 - 01/08/2022: \$612,500

## Comparable Properties



**9/39 Kennedy St GLENROY 3046 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 04/05/2022

**Property Type:** Villa

**2/885 Pascoe Vale Rd GLENROY 3046 (VG)**

**Agent Comments**

2 - -

**Price:** \$411,000

**Method:** Sale

**Date:** 28/04/2022

**Property Type:** Townhouse (Single)



**18/836 Pascoe Vale Rd GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 06/06/2022

**Property Type:** Apartment

**Account - VICPROP**