Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Proper Proper	ty o	ffered	for	sale
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Address	7/2 Murrell Street, Glenroy Vic 3046
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$612,500	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale

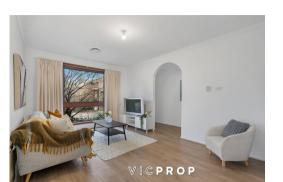


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Indicative Selling Price \$390,000 - \$429,000

Median Unit Price

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





Comparable Properties



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

-2

Price: \$430,000 Method: Private Sale Date: 04/05/2022 Property Type: Villa

Agent Comments

2/885 Pascoe Vale Rd GLENROY 3046 (VG)

— 2



Price: \$411,000 Method: Sale Date: 28/04/2022

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



18/836 Pascoe Vale Rd GLENROY 3046 (REI)

(2) 1 **—** 2

Price: \$410,000 Method: Private Sale Date: 06/06/2022

Property Type: Apartment

Account - VICPROP



