

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

6 Murray Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$548,000

Property Type Unit

Suburb Glenroy

Period - From 01/10/2019

to 31/12/2019

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	6a Kadana St GLENROY 3046	\$737,500	14/03/2020
2	8/25-29 Logan St GLENROY 3046	\$720,000	18/03/2020
3	45 Harold St GLENROY 3046	\$715,000	14/02/2020

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:

09/04/2020 16:22



3 2 1

Property Type: Townhouse

Land Size: 202 sqm approx

Agent Comments

Comparable Properties



6a Kadana St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$737,500

Method: Auction Sale

Date: 14/03/2020

Rooms: 5

Property Type: Townhouse (Res)



8/25-29 Logan St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Sold Before Auction

Date: 18/03/2020

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



45 Harold St GLENROY 3046 (REI)

Agent Comments

3 2 -

Price: \$715,000

Method: Sold Before Auction

Date: 14/02/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 180 sqm approx