

## 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

1/5 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) (\*Delete single price or range as applicable)

Single Price

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 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

1/14 MURRELL STREET GLENROY VIC 3046	\$525,000	01-Oct-22
4/38 ACACIA STREET GLENROY VIC 3046	\$530,000	21-Dec-22
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-22

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: 16 February 2023


**1/14 MURRELL STREET GLENROY  
VIC 3046**
 2  2  1

Sold Price

**\$525,000**

Sold Date

**01-Oct-22**

Distance

**0.12km**

**4/38 ACACIA STREET GLENROY  
VIC 3046**
 2  2  1

Sold Price

**\$530,000**

Sold Date

**21-Dec-22**

Distance

**0.4km**

**2/10 ROWAN STREET GLENROY  
VIC 3046**
 2  1  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**26-Nov-22**

Distance

**0.77km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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