

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

\$485,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/161 Glenroy Road Glenroy VIC 3046	\$495,000	01-Aug-19
2/113 Glenroy Road Glenroy VIC 3046	\$525,000	23-Jun-19
2/30 Churchill Street Glenroy VIC 3046	\$580,000	31-Aug-19

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: 04 November 2019



2/161 Glenroy Road Glenroy VIC 3046

 2  1  1

Sold Price **\$495,000** Sold Date **01-Aug-19**

Distance **0.21km**



2/113 Glenroy Road Glenroy VIC 3046

 2  2  1

Sold Price **\$525,000** Sold Date **23-Jun-19**

Distance **0.59km**



2/30 Churchill Street Glenroy VIC 3046

 2  2  2

Sold Price ^{RS} **\$580,000** Sold Date **31-Aug-19**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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