

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

3/18 Morley Street, Glenroy Vic 3046

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Glenroy

Period - From

01/01/2021

to

31/12/2021

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	2/75 Isla Av GLENROY 3046	\$722,000	22/01/2022
2	3/88 Hilda St GLENROY 3046	\$622,500	08/11/2021
3			

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:

07/03/2022 11:42

3/18 Morley Street, Glenroy Vic 3046



 3  2  3

Property Type: Unit
Land Size: 228 sqm approx
Agent Comments

Indicative Selling Price

\$735,000

Median House Price

Year ending December 2021: \$870,000

Comparable Properties

2/75 Isla Av GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$722,000
Method: Auction Sale
Date: 22/01/2022
Property Type: Unit



3/88 Hilda St GLENROY 3046 (REI/VG)

Agent Comments

 3  2  1

Price: \$622,500
Method: Private Sale
Date: 08/11/2021
Property Type: Unit

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.

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