

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1/25 Morell 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)

Range between \$570,000 & \$620,000

Median sale price

Median price

\$570,000

Property type

3 bedroom Unit

Suburb

Glenroy

Period - From

March 2023

to

June 2023

Source

Pricefinder

Comparable property sales

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.	94 Evell Street, Glenroy	\$655,000	31.05.2023
2.	1/2 Prospect Street, Glenroy	\$636,000	26.05.2023
3.	8 Kiama Street, Glenroy	\$625,000	31.03.2023

This Statement of Information was prepared on:

22nd August 2023