

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

2/145 MELBOURNE AVENUE 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2022

to

31 Aug 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

5/12 MURRELL STREET GLENROY VIC 3046	\$560,000	07-Apr-23
4/12 MURRELL STREET GLENROY VIC 3046	\$570,000	18-Jun-22
1/5 MURRELL STREET GLENROY VIC 3046	\$540,000	03-Jun-23

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: 27 September 2023

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**5/12 MURRELL STREET GLENROY
VIC 3046**

2 1 1

Sold Price

\$560,000

Sold Date

07-Apr-23

Distance

0.1km



**4/12 MURRELL STREET GLENROY
VIC 3046**

2 1 1

Sold Price

\$570,000

Sold Date

18-Jun-22

Distance

0.11km



**1/5 MURRELL STREET GLENROY
VIC 3046**

2 2 1

Sold Price

\$540,000

Sold Date

03-Jun-23

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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