

## 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

3/14 MURRELL STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 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

6/68 WHEATSHEAF ROAD GLENROY VIC 3046	\$399,000	07-Jul-23
9/902 PASCOE VALE ROAD GLENROY VIC 3046	\$455,000	13-Jul-23
3/54 LANGTON STREET GLENROY VIC 3046	\$470,000	26-Jul-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: 21 November 2023



**6/68 WHEATSHEAF ROAD  
GLENROY VIC 3046**

 2  1  1

Sold Price **\$399,000** Sold Date **07-Jul-23**

Distance **0.35km**



**9/902 PASCOE VALE ROAD  
GLENROY VIC 3046**

 2  1  1

Sold Price **\$455,000** Sold Date **13-Jul-23**

Distance **0.76km**



**3/54 LANGTON STREET GLENROY  
VIC 3046**

 2  1  1

Sold Price **\$470,000** Sold Date **26-Jul-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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