

## 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

2/67 Morell Street Glenroy VIC 3046

### Indicative selling price

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

Single Price

\$625,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/107 Cardinal Road Glenroy VIC 3046 | \$750,000 | 18-Feb-22 |
| 2/61 Isla Avenue Glenroy VIC 3046    | \$710,000 | 03-Feb-22 |
| 160 Hilton Street Glenroy VIC 3046   | -         | 11-Jan-22 |

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.~~

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**2/107 Cardinal Road Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$750,000** Sold Date **18-Feb-22**

 3  2  1

Distance **1.47km**



**2/61 Isla Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$710,000** Sold Date **03-Feb-22**

 3  2  2

Distance **1.24km**



**160 Hilton Street Glenroy VIC 3046**

Sold Price

<sup>RS UN</sup> **-** Sold Date **11-Jan-22**

 3  1  2

Distance **1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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