

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

1/8 Murrell 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)

Single Price

or range
between

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

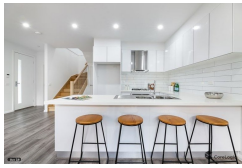
Date of sale

1/91 Gowrie Street Glenroy VIC 3046	\$585,000	30-Nov-19
1/22 Lytton Street Glenroy VIC 3046	\$607,000	15-Feb-20
1/113 Glenroy Road Glenroy VIC 3046	\$529,000	27-Jul-19

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: 17 February 2020

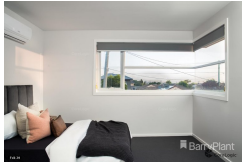


1/91 Gowrie Street Glenroy VIC 3046

 2  2  1

Sold Price **\$585,000** Sold Date **30-Nov-19**

Distance **1.94km**



1/22 Lytton Street Glenroy VIC 3046

 2  1  1

Sold Price ^{RS} **\$607,000** Sold Date **15-Feb-20**

Distance **0.68km**



1/113 Glenroy Road Glenroy VIC 3046

 2  1  1

Sold Price **\$529,000** Sold Date **27-Jul-19**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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