

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

41a Morell Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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 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	36 Everard St GLENROY 3046	\$567,500	29/07/2021
2	1/31 Harold St GLENROY 3046	\$531,000	23/10/2021
3	1/112 Daley St GLENROY 3046	\$502,000	21/10/2021

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 six months.~~

This Statement of Information was prepared on:

19/01/2022 16:48



Rooms: 4

Property Type: Townhouse

Land Size: 136 sqm approx

Agent Comments

Comparable Properties

36 Everard St GLENROY 3046 (REI)

Agent Comments



Price: \$567,500

Method: Auction Sale

Date: 29/07/2021

Property Type: Townhouse (Res)

Land Size: 163 sqm approx



1/31 Harold St GLENROY 3046 (REI)

Agent Comments



Price: \$531,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)



1/112 Daley St GLENROY 3046 (REI)

Agent Comments



Price: \$502,000

Method: Auction Sale

Date: 21/10/2021

Property Type: Townhouse (Res)