

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

2/21 Morell 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

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 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

2/11 Caldwell Street Glenroy VIC 3046	\$590,000	30-Jul-20
2/8 View Street Glenroy VIC 3046	\$560,000	06-May-20
3/111 View Street Glenroy VIC 3046	\$520,000	31-Jul-20

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: 26 October 2020



2/11 Caldwell Street Glenroy VIC 3046

Sold Price **\$590,000** Sold Date **30-Jul-20**

 2  2  1

Distance **1.54km**



2/8 View Street Glenroy VIC 3046

Sold Price **\$560,000** Sold Date **06-May-20**

 2  2  1

Distance **1.41km**



3/111 View Street Glenroy VIC 3046

Sold Price **\$520,000** Sold Date **31-Jul-20**

 2  1  1

Distance **2.35km**

RS = Recent sale UN = Undisclosed Sale

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