

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

1/4 GLENROY ROAD 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2021

to

30 Sep 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

1/14 MURRELL STREET GLENROY VIC 3046	\$525,000	01-Oct-22
4/12 MURRELL STREET GLENROY VIC 3046	\$570,000	18-Jun-22
142A CARDINAL ROAD GLENROY VIC 3046	\$610,000	12-Aug-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.~~

This Statement of Information was prepared on: 13 October 2022



**1/14 MURRELL STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

^{RS}

\$525,000

Sold Date

01-Oct-22

Distance

1.62km



**4/12 MURRELL STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$570,000

Sold Date

18-Jun-22

Distance

1.61km



**142A CARDINAL ROAD GLENROY
VIC 3046**

 2  1  2

Sold Price

\$610,000

Sold Date

12-Aug-22

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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