

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 Morley Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$615,000 & \$645,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Glenroy

Period - From 01/04/2021 to 30/06/2021 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	4/83-85 Isla Av GLENROY 3046	\$624,500	21/06/2021
2	1/18 Ogden St GLENROY 3046	\$640,000	08/05/2021
3	2/109 West St HADFIELD 3046	\$630,000	27/03/2021

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:

02/08/2021 11:03



3 2 2

Property Type: Townhouse (Res)

Land Size: 285 sqm approx

Agent Comments

Indicative Selling Price

\$615,000 - \$645,000

Median Unit Price

June quarter 2021: \$605,000

Comparable Properties



4/83-85 Isla Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$624,500

Method: Private Sale

Date: 21/06/2021

Property Type: Townhouse (Single)



1/18 Ogden St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$640,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)

Land Size: 214 sqm approx



2/109 West St HADFIELD 3046 (REI)

Agent Comments

3 2 1

Price: \$630,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)