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	3/21 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	$535,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2024	to	31 Mar 2025	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
4/42 GRANDVIEW STREET GLENROY VIC 3046	$552,000	09-Nov-24
2/13 STELLA STREET GLENROY VIC 3046	$570,000	26-Nov-24
2/48 BEATTY AVENUE GLENROY VIC 3046	$573,000	12-Feb-25

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: 07 April 2025

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4/42 GRANDVIEW STREET GLENROY VIC 3046

2 1 1

Sold Price **$552,000** Sold Date **09-Nov-24**

Distance **3.61km**



2/13 STELLA STREET GLENROY VIC 3046

2 1 1

Sold Price **$570,000** Sold Date **26-Nov-24**

Distance **1.42km**



2/48 BEATTY AVENUE GLENROY VIC 3046

2 1 1

Sold Price **$573,000** Sold Date **12-Feb-25**

Distance **2.14km**

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

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