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	2/5 Murrell 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	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Dec 2020	to	30 Nov 2021	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
1/4 Grandview Street Glenroy VIC 3046	$490,000	30-Aug-21
2/8 Lytton Street Glenroy VIC 3046	$530,000	19-Aug-21
4/28 Acacia Street Glenroy VIC 3046	$550,000	10-Nov-21

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 December 2021

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1/4 Grandview Street Glenroy VIC 3046

2 1 1

Sold Price **$490,000** Sold Date **30-Aug-21**

Distance **0.52km**



2/8 Lytton Street Glenroy VIC 3046

2 2 1

Sold Price **$530,000** Sold Date **19-Aug-21**

Distance **0.52km**



4/28 Acacia Street Glenroy VIC 3046

2 1 1

Sold Price RS **$550,000** Sold Date **10-Nov-21**

Distance **0.52km**

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

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