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<br>Including suburb and postcode | 34 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 | $700,000 | & | $750,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $761,250 | Property type | House | Suburb | Glenroy |
| Period-from | 01 Jul 2020 | to | 30 Jun 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 |
|---|---|---|
| 43 Morell Street Glenroy VIC 3046 | $760,000 | 30-Mar-21 |
| 61 East Street Hadfield VIC 3046 | $750,000 | 29-Jun-21 |
| 37 Middle Street Hadfield VIC 3046 | $756,000 | 01-Feb-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: 15 July 2021

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**43 Morell Street Glenroy VIC 3046** Sold Price RS **$760,000** Sold Date **30-Mar-21**

2 1 4 Distance **0.16km**



**61 East Street Hadfield VIC 3046** Sold Price RS **$750,000** Sold Date **29-Jun-21**

3 1 1 Distance **0.84km**



**37 Middle Street Hadfield VIC 3046** Sold Price **$756,000** Sold Date **01-Feb-21**

3 1 2 Distance **0.95km**

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

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