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	1/14 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	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2021	to	31 Aug 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
3/8 LYTTON STREET GLENROY VIC 3046	$530,000	08-Mar-22
1/8 STELLA STREET GLENROY VIC 3046	$514,000	05-May-22
5/77 SNELL GROVE OAK PARK VIC 3046	$530,000	25-Mar-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: 05 September 2022

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3/8 LYTTON STREET GLENROY VIC 3046 Sold Price **$530,000** Sold Date **08-Mar-22**

2 2 1 Distance **0.52km**



1/8 STELLA STREET GLENROY VIC 3046 Sold Price **$514,000** Sold Date **05-May-22**

2 2 1 Distance **1.57km**



5/77 SNELL GROVE OAK PARK VIC 3046 Sold Price **$530,000** Sold Date **25-Mar-22**

2 2 1 Distance **1.61km**

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

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