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	4/7 MURRAY 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	$780,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2022	to	31 Aug 2023	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
1/21 TUDOR STREET GLENROY VIC 3046	$750,000	03-Jun-23
2/28 KENNEDY STREET GLENROY VIC 3046	$745,000	03-Jul-23
4/21 WATT AVENUE OAK PARK VIC 3046	$740,000	12-Jun-23

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: 18 September 2023

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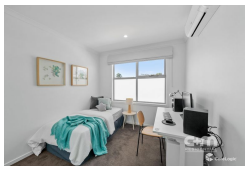

1/21 TUDOR STREET GLENROY VIC 3046

3 2 2

Sold Price **$750,000** Sold Date **03-Jun-23**

Distance **0.52km**



2/28 KENNEDY STREET GLENROY VIC 3046

3 2 1

Sold Price RS **$745,000** Sold Date **03-Jul-23**

Distance **1.16km**



4/21 WATT AVENUE OAK PARK VIC 3046

3 2 2

Sold Price **$740,000** Sold Date **12-Jun-23**

Distance **1.3km**

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

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