

## 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

1/7 MURRAY STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### 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

3/73 CHAPMAN AVENUE GLENROY VIC 3046	\$745,000	20-Sep-23
16 MORELL STREET GLENROY VIC 3046	\$800,000	30-Sep-22
1/3 JUSTIN AVENUE GLENROY VIC 3046	\$845,000	23-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: 22 September 2023



**3/73 CHAPMAN AVENUE  
GLENROY VIC 3046**

 3  2  1

Sold Price <sup>RS</sup> **\$745,000** Sold Date **20-Sep-23**

Distance **1.15km**



**16 MORELL STREET GLENROY VIC  
3046**

 3  2  2

Sold Price **\$800,000** Sold Date **30-Sep-22**

Distance **2.35km**



**1/3 JUSTIN AVENUE GLENROY VIC  
3046**

 3  2  2

Sold Price <sup>RS</sup> **\$845,000** <sup>UN</sup> Sold Date **23-Jun-23**

Distance **0.73km**

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

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