

## 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

3/113 MORELL 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

Suburb

Glenroy

Period-from

01 Apr 2023

to

31 Mar 2024

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

4/38 GLADSTONE PARADE GLENROY VIC 3046	\$630,000	17-Feb-24
1/45 WIDFORD STREET GLENROY VIC 3046	\$660,000	07-Feb-24

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: 30 April 2024

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**4/38 GLADSTONE PARADE  
GLENROY VIC 3046**

3 2 1

Sold Price **\$630,000** Sold Date **17-Feb-24**

Distance **2.83km**

**1/45 WIDFORD STREET GLENROY  
VIC 3046**

3 2 -

Sold Price <sup>RS</sup> **\$660,000** Sold Date **07-Feb-24**

Distance **1.53km**

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

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