

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

3/14 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 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

6/68 WHEATSHEAF ROAD GLENROY VIC 3046	\$399,000	07-Jul-23
9/902 PASCOE VALE ROAD GLENROY VIC 3046	\$455,000	13-Jul-23
3/54 LANGTON STREET GLENROY VIC 3046	\$470,000	26-Jul-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: 21 November 2023

**6/68 WHEATSHEAF ROAD
GLENROY VIC 3046**

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Sold Price **\$399,000** Sold Date **07-Jul-23**Distance **0.35km****9/902 PASCOE VALE ROAD
GLENROY VIC 3046**

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Sold Price **\$455,000** Sold Date **13-Jul-23**Distance **0.76km****3/54 LANGTON STREET GLENROY
VIC 3046**

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Sold Price **\$470,000** Sold Date **26-Jul-23**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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