

# 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

3/16 Murrell 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)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Glenroy

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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	4/77 Chapman Av GLENROY 3046	\$350,000	17/02/2024
2	7/9 Pascoe St PASCOE VALE 3044	\$340,000	14/11/2023
3	4/162 Widford St BROADMEADOWS 3047	\$320,000	01/02/2024

**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 six months.~~

This Statement of Information was prepared on:

20/02/2024 15:33



**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median Unit Price**  
December quarter 2023: \$620,000

## Comparable Properties



**4/77 Chapman Av GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Apartment



**7/9 Pascoe St PASCOE VALE 3044 (REI)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** Apartment



**4/162 Widford St BROADMEADOWS 3047 (REI)** **Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** Apartment

**Account - Love & Co**



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