



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

Unit 7, 8 Murrell Street, GLENROY, 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$470,000

&

\$510,000

### Median sale price

Median price

\$447,000

Property type

House

Suburb

GLENROY, 3046

Period from

29/05/2017

to

20/09/2017

Source

RP Data

### Comparable property sale

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

Unit 6, 5 Murrell Street, GLENROY, 3046 Victoria

\$445,000

21/06/2017

Unit 1, 143 Melbourne Avenue, GLENROY, 3046 Victoria

\$570,000

08/04/2017

92 Plumpton Avenue, GLENROY, 3046 Victoria

\$512,000

13/05/2017