

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

1/56 COSMOS 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

\$640,000

&

\$670,000

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

94 EVELL STREET GLENROY VIC 3046	\$655,000	17-May-23
1A STELLA STREET GLENROY VIC 3046	\$655,000	19-Sep-23
8/135-137 CARDINAL ROAD GLENROY VIC 3046	\$640,000	25-May-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.~~

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94 EVELL STREET GLENROY VIC 3046

 3  2  2

Sold Price

\$655,000

Sold Date

17-May-23

Distance

0.55km



1A STELLA STREET GLENROY VIC 3046

 3  1  1

Sold Price

^{RS} **\$655,000**

Sold Date

19-Sep-23

Distance

0.72km



8/135-137 CARDINAL ROAD GLENROY VIC 3046

 3  1  1

Sold Price

\$640,000

Sold Date

25-May-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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