

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

1/57 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

\$735,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

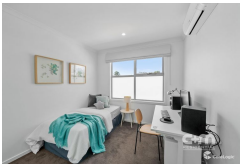
Date of sale

1/21 TUDOR STREET GLENROY VIC 3046	\$750,000	03-Jun-23
1/15 LEONARD AVENUE GLENROY VIC 3046	\$785,000	08-May-23
1/30 CHAPMAN AVENUE GLENROY VIC 3046	\$835,000	05-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.~~

This Statement of Information was prepared on: 30 October 2023



1/21 TUDOR STREET GLENROY VIC 3046 Sold Price **\$750,000** Sold Date **03-Jun-23**

3 2 2

Distance **1.78km**



1/15 LEONARD AVENUE GLENROY VIC 3046 Sold Price **\$785,000** Sold Date **08-May-23**

3 2 1

Distance **0.76km**



1/30 CHAPMAN AVENUE GLENROY VIC 3046 Sold Price **\$835,000** Sold Date **05-May-23**

3 2 2

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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