

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

2/30 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

\$687,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 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

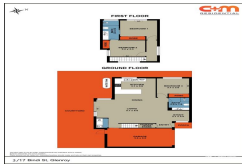
Date of sale

3/17 BINDI STREET GLENROY VIC 3046	\$680,000	25-Jul-23
2/28 KENNEDY STREET GLENROY VIC 3046	\$745,000	03-Jul-23
1/15 LEONARD AVENUE GLENROY VIC 3046	\$785,000	12-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: 28 July 2023



3/17 BINDI STREET GLENROY VIC 3046

Sold Price

^{RS} **\$680,000**

Sold Date

25-Jul-23

 3  2  1

Distance

0.88km



2/28 KENNEDY STREET GLENROY VIC 3046

Sold Price

^{RS} **\$745,000**

Sold Date

03-Jul-23

 3  2  1

Distance

2.37km



1/15 LEONARD AVENUE GLENROY VIC 3046

Sold Price

\$785,000

Sold Date

12-May-17

 3  2  2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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