

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

2/32 Kennedy Street, Glenroy

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$725,000 & \$745,000

Median sale price

Median price \$680,000 Property type 3BR Unit Suburb Glenroy

Period - From Jan 2024 to June 2024 Source REA

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. 2/39 Grandview Street, Glenroy	\$740,000	14.5.24
2. 3/13 Maude Avenue, Glenroy	\$750,000	10.4.24
3. 1/28 Gladstone Parade, Glenroy	\$745,000	7.5.24

This Statement of Information was prepared on:

08./07/2024