

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

2/33 KENNEDY 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

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

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

1/79 JUSTIN AVENUE GLENROY VIC 3046	\$710,000	15-Sep-23
1/1 PEARL STREET GLENROY VIC 3046	\$782,000	21-Oct-23
1/3 JUSTIN AVENUE GLENROY VIC 3046	\$845,000	09-Jun-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: 24 October 2023

**1/79 JUSTIN AVENUE GLENROY
VIC 3046**

3 2 2

Sold Price

RS

\$710,000

Sold Date

15-Sep-23

Distance

2.37km**1/1 PEARL STREET GLENROY VIC
3046**

3 2 2

Sold Price

RS

\$782,000

Sold Date

21-Oct-23

Distance

1.32km**1/3 JUSTIN AVENUE GLENROY VIC
3046**

3 2 2

Sold Price

\$845,000

Sold Date

09-Jun-23

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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