

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

2/48 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

\$580,000

or range
between

&

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

3/66 EVERARD STREET GLENROY VIC 3046	\$585,000	19-Oct-23
2/17 BINDI STREET GLENROY VIC 3046	\$620,000	28-Jul-23
2/21 HARTINGTON STREET GLENROY VIC 3046	\$620,000	24-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: 15 November 2023



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3/66 EVERARD STREET GLENROY VIC 3046

2 1 1

Sold Price

^{RS} **\$585,000**

Sold Date

19-Oct-23

Distance

0.43km



2/17 BINDI STREET GLENROY VIC 3046

2 2 1

Sold Price

\$620,000

Sold Date

28-Jul-23

Distance

0.77km



2/21 HARTINGTON STREET GLENROY VIC 3046

2 2 1

Sold Price

Sold Date

24-May-23

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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