

## 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

2/57 COSMOS STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$730,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/41 PROSPECT STREET GLENROY VIC 3046 | \$635,000 | 20-Feb-23 |
| 14 ILLAWARRA STREET GLENROY VIC 3046  | \$680,000 | 24-Aug-23 |
| 1/15 LEONARD AVENUE GLENROY VIC 3046  | \$785,000 | 08-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



**3/41 PROSPECT STREET GLENROY VIC 3046** Sold Price **\$635,000** Sold Date **20-Feb-23**

2 2 1

Distance **2.53km**



**14 ILLAWARRA STREET GLENROY VIC 3046** Sold Price **\$680,000** Sold Date **24-Aug-23**

2 1 2

Distance **1.99km**



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

3 2 1

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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