

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

3/57 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2022

to

30 Nov 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

2/57 COSMOS STREET GLENROY VIC 3046	\$705,000	12-Dec-23
1/85 HUBERT AVENUE GLENROY VIC 3046	\$742,500	21-Nov-23
1/1 PEARL STREET GLENROY VIC 3046	\$782,000	21-Oct-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: 18 December 2023



2/57 COSMOS STREET GLENROY VIC 3046

 2  2  1

Sold Price

^{RS} **\$705,000**

Sold Date

12-Dec-23

Distance

0.01km



1/85 HUBERT AVENUE GLENROY VIC 3046

 3  2  2

Sold Price

^{RS} **\$742,500**

Sold Date

21-Nov-23

Distance

0.49km



1/1 PEARL STREET GLENROY VIC 3046

 3  2  1

Sold Price

\$782,000

Sold Date

21-Oct-23

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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