

## 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

19 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

\$665,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/29 Stanley Street Glenroy VIC 3046	\$765,000	30-Oct-21
74A Gowrie Street Glenroy VIC 3046	\$730,000	15-Oct-21
120 Loongana Avenue Glenroy VIC 3046	\$697,500	17-Oct-21

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: 09 November 2021



**1/29 Stanley Street Glenroy VIC 3046**

 4  1  3

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date

**30-Oct-21**

Distance

**2.2km**



**74A Gowrie Street Glenroy VIC 3046**

 3  1  1

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**15-Oct-21**

Distance

**0.97km**



**120 Loongana Avenue Glenroy VIC 3046**

 3  1  1

Sold Price

<sup>RS</sup> **\$697,500**

Sold Date

**17-Oct-21**

Distance

**2.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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