

## 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

2/46 Cromwell 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

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

3/14 Kennedy Street Glenroy VIC 3046	\$625,000	30-Aug-21
2/48 Hubert Avenue Glenroy VIC 3046	\$595,000	10-Aug-21
2/8 Lytton Street Glenroy VIC 3046	\$530,000	19-Aug-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: 29 November 2021



**3/14 Kennedy Street Glenroy VIC 3046**

 2  2  1

Sold Price

**\$625,000**

Sold Date

**30-Aug-21**

Distance

**1.32km**



**2/48 Hubert Avenue Glenroy VIC 3046**

 2  2  1

Sold Price

**\$595,000**

Sold Date

**10-Aug-21**

Distance

**0.91km**



**2/8 Lytton Street Glenroy VIC 3046**

 2  2  1

Sold Price

**\$530,000**

Sold Date

**19-Aug-21**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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