

## 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

3/30 Kennedy 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

\$645,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/11 Kennedy Street Glenroy VIC 3046	\$736,000	13-Nov-20
22 Apsley Street Glenroy VIC 3046	\$707,000	14-Oct-20
1/6 Trevannion Street Glenroy VIC 3046	\$672,500	26-Jul-20

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: 10 December 2020



**1/11 Kennedy Street Glenroy VIC 3046**

Sold Price

RS

**\$736,000**

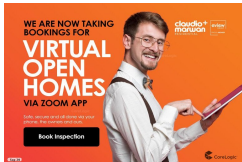
Sold Date

**13-Nov-20**

 3  2  2

Distance

**0.16km**



**22 Apsley Street Glenroy VIC 3046**

Sold Price

RS

**\$707,000**

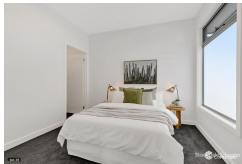
Sold Date

**14-Oct-20**

 3  2  2

Distance

**1.23km**



**1/6 Trevannion Street Glenroy VIC 3046**

Sold Price

**\$672,500**

Sold Date

**26-Jul-20**

 3  2  2

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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