

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 2B Cosmos Street, Glenroy 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 \$549,950

or range between

\$

&

\$

Median sale price

Median price \$470,000

Property type Unit

Suburb Glenroy

Period - From 28/09/18

to

27/09/19

Source realestate.com.au

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 six 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 – 4/54 Hubert Avenue, Glenroy	\$530,000	08/06/19
2 – 4/74 Maude Avenue, Glenroy	\$530,000	16/08/19
3 – 2/39 Melbourne Avenue, Glenroy	\$560,000	07/09/19

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 six months.~~

This Statement of Information was prepared on: 24 October 2019