

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

53 Kennedy Street, Glenroy

### 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)

Range between

\$975,000

\$1,025,000

### Median sale price

Median price

\$822,500

Property type

House

Suburb

Glenroy

Period - From

March 2024

to

Sept 2024

Source

Pricefinder

### 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.	16 Fran Street, Glenroy	\$1,000,000	12.10.24
2.	52 Melbourne Avenue, Glenroy	\$1,100,000	3.10.24
3.	61 Victoria Street, Oak Park	\$1,095,000	3.8.24

This Statement of Information was prepared on:

12.11.2024