

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/40 Cosmos Street, Glenroy 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$529,000

Median sale price

Median price \$557,500 Unit X Suburb Glenroy
Period - From 01/08/17 to 01/02/18 Source RP Data

Comparable property sales

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 - 1/3-5 Hubert Avenue, Glenroy	\$530,001	21/11/17
2 - 3/55 Melbourne Avenue, Glenroy	\$557,500	07/10/17
3 - 2/83 Daley Street, Glenroy	\$515,000	13/10/17