

## 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

3/2 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2018

to

30 Nov 2019

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

3/7 Corio Street Glenroy VIC 3046	\$608,888	07-Sep-19
1/14 Kennedy Street Glenroy VIC 3046	\$665,000	04-Aug-18
3/35 Gladstone Parade Glenroy VIC 3046	\$670,000	14-Dec-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 6 months.~~

This Statement of Information was prepared on: 23 December 2019



**3/7 Corio Street Glenroy VIC 3046** Sold Price **\$608,888** Sold Date **07-Sep-19**

2 2 1

Distance **0.16km**



**1/14 Kennedy Street Glenroy VIC 3046** Sold Price **\$665,000** Sold Date **04-Aug-18**

3 2 1

Distance **0.21km**



**3/35 Gladstone Parade Glenroy VIC 3046** Sold Price **\$670,000** Sold Date **14-Dec-19**

2 2 1

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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