



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**44 Cosmos Street,  
GLENROY 3046**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$720,000 - \$770,000**

### Median sale price

Median **House** for **GLENROY** for period **Feb 2019 - Jul 2019**

Sourced from **Pricefinder**.

**\$678,000**

### 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 the most comparable to the property for sale.

**92 Cardinal Road,  
Glenroy 3046**

**Price \$770,000** Sold 15 April 2019

**11 Richard Street,  
Hadfield 3046**

**Price \$784,000** Sold 22 June 2019

**29 Menana Road,  
Glenroy 3046**

**Price \$762,000** Sold 05 July 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

### Contact agents



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**Stockdale  
& Leggo**