

## 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

2/6 Cosmos 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/30 Kennedy Street Glenroy VIC 3046	\$732,500	06-Feb-21
3/21 Clovelly Avenue Glenroy VIC 3046	\$705,000	27-Jan-21
2/47 Justin Avenue Glenroy VIC 3046	\$640,000	22-Jan-21

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: 15 February 2021



**3/30 Kennedy Street Glenroy VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup>

**\$732,500**

Sold Date

**06-Feb-21**

Distance

**2.26km**



**3/21 Clovelly Avenue Glenroy VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**27-Jan-21**

Distance

**2.33km**



**2/47 Justin Avenue Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**22-Jan-21**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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