

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

3/46 Cosmos Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$575,000

&

\$595,000

Median sale price

Median price \$548,000

Property Type Unit

Suburb Glenroy

Period - From 01/10/2019

to 31/12/2019

Source REIV

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	2/73 Isla Av GLENROY 3046	\$619,000	27/02/2020
2	3/79 Glen St GLENROY 3046	\$575,000	25/02/2020
3	2/4 Mitchell Ct GLENROY 3046	\$570,000	14/12/2019

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 six months.~~

This Statement of Information was prepared on:

15/04/2020 18:01



3 1 1

Property Type: Unit

Land Size: 180 sqm approx

Agent Comments

Comparable Properties

2/73 Isla Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$619,000

Method: Auction Sale

Date: 27/02/2020

Property Type: Villa

Land Size: 235 sqm approx



3/79 Glen St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$575,000

Method: Sold Before Auction

Date: 25/02/2020

Property Type: Townhouse (Res)

Land Size: 130 sqm approx

2/4 Mitchell Ct GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$570,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Unit

Land Size: 205 sqm approx