

## 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

14C 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

\$810,000

&

or range  
between

\$

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/61 Loongana Avenue Glenroy VIC 3046	\$833,000	24-Nov-21
2/13 Wheatsheaf Road Glenroy VIC 3046	\$805,000	05-Jan-22
2/32 Salisbury Street Glenroy VIC 3046	\$760,000	25-Jan-22

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: 03 February 2022



**1/61 Loongana Avenue Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$833,000** Sold Date **24-Nov-21**  
 Distance **1km**

 3  2  2



**2/13 Wheatsheaf Road Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$805,000** Sold Date **05-Jan-22**  
 Distance **0.98km**

 4  2  2

**2/32 Salisbury Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$760,000** Sold Date **25-Jan-22**  
 Distance **1.19km**

 3  2  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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