

## 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

49 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2019

to

31 Oct 2020

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 William Street Glenroy VIC 3046	\$805,000	12-Apr-20
42 Kennedy Street Glenroy VIC 3046	\$1,037,000	14-Mar-20
19 Menana Road Glenroy VIC 3046	\$801,350	01-May-20

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: 24 November 2020



1 William Street Glenroy VIC 3046

Sold Price

\$805,000

Sold Date

12-Apr-20

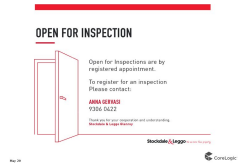
5

1

5

Distance

0.1km



42 Kennedy Street Glenroy VIC 3046

Sold Price

\$1,037,000

Sold Date

14-Mar-20

3

1

4

Distance

0.16km



19 Menana Road Glenroy VIC 3046

Sold Price

\$801,350

Sold Date

01-May-20

3

1

3

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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