

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

1/20 KENNEDY STREET GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 2023

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

1/36 LEONARD AVENUE GLENROY VIC 3046	\$715,000	17-Apr-23
1/50 BELAIR AVENUE GLENROY VIC 3046	\$720,000	29-Apr-23
1/17 BINDI STREET GLENROY VIC 3046	\$705,000	22-May-23

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: 29 May 2023

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**1/36 LEONARD AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$715,000** Sold Date **17-Apr-23** 3  2  2Distance **1.75km****1/50 BELAIR AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$720,000** Sold Date **29-Apr-23** 3  2  2Distance **0.72km****1/17 BINDI STREET GLENROY VIC
3046**

Sold Price

^{RS} **\$705,000** Sold Date **22-May-23** 3  2  2Distance **2.46km****RS** = Recent sale**UN** = Undisclosed Sale

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