

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/40 COSMOS 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/40 MAUDE AVENUE GLENROY VIC 3046	\$615,000	23-Nov-21
3/85 HUBERT AVENUE GLENROY VIC 3046	\$580,500	30-Sep-21
5/54-56 ISLA AVENUE GLENROY VIC 3046	\$600,000	27-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 December 2021



**3/40 MAUDE AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$615,000**

Sold Date

23-Nov-21

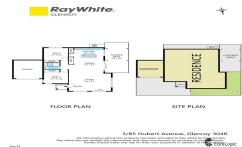
 3

 1

 1

Distance

0.2km



**3/85 HUBERT AVENUE GLENROY
VIC 3046**

Sold Price

\$580,500

Sold Date

30-Sep-21

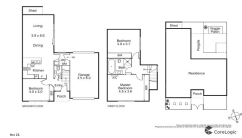
 3

 1

 1

Distance

0.63km



**5/54-56 ISLA AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$600,000**

Sold Date

27-Nov-21

 3

 1

 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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