

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

1/5 Cosmos Street, Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$715,000 & \$735,000

### Median sale price

Median price

\$617,500

Property type

Unit

Suburb

Glenroy

Period - From

Jan 2024

to

August 2024

Source

Pricefinder

### Comparable property sales

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.	2/1 Cosmos Street, Glenroy	\$765,000	24.8.24
2.	2/32 Kennedy Street, Glenroy	\$745,000	31.7.24
3.	1/12 Bouchier Street, Glenroy	\$735,000	26.7.24
This Statement of Information was prepared on:		18 <sup>th</sup> September 2024	