

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

4/33 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2024

to

31 May 2025

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

2/36 PROSPECT STREET GLENROY VIC 3046	\$770,000	30-Jan-25
1/36 ISLA AVENUE GLENROY VIC 3046	\$840,000	26-Apr-25
76 TARANA AVENUE GLENROY VIC 3046	\$833,000	-

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 June 2025



2/36 PROSPECT STREET GLENROY VIC 3046 Sold Price **\$770,000** Sold Date **30-Jan-25**

 4  3  1

Distance **0.19km**



1/36 ISLA AVENUE GLENROY VIC 3046 Sold Price ^{RS} **\$840,000** Sold Date **26-Apr-25**

 4  3  1

Distance **2.01km**



76 TARANA AVENUE GLENROY VIC 3046 Sold Price **\$833,000** Sold Date **-**

 4  3  1

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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