

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

2/2 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/1 Tudor Street Glenroy VIC 3046	\$605,000	21-Aug-19
1/1 Dromana Street Glenroy VIC 3046	\$605,000	06-Jul-19
3/18 Barina Road Oak Park VIC 3046	\$650,000	07-Sep-19

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: 31 January 2020



3/1 Tudor Street Glenroy VIC 3046

Sold Price

\$605,000

Sold Date

21-Aug-19

 2  2  1

Distance

0.47km



1/1 Dromana Street Glenroy VIC 3046

Sold Price

Sold Date

06-Jul-19

 2  2  1

Distance

0.61km



3/18 Barina Road Oak Park VIC 3046

Sold Price

\$650,000

Sold Date

07-Sep-19

 2  2  1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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