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	1/56 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~~		or range between	$595,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2022	to	31 Oct 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
4/3-5 HUBERT AVENUE GLENROY VIC 3046	$620,000	25-Oct-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.

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4/3-5 HUBERT AVENUE GLENROY VIC 3046

3 1 1

Sold Price RS **$620,000** Sold Date **25-Oct-23**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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