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	1/42 Kennedy Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $770,000 & $820,000

Median sale price

Median price $610,000 Property Type Unit Suburb Glenroy

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 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	1/17 Margaret St OAK PARK 3046	$855,000	20/09/2024
2	2/32 Kennedy St GLENROY 3046	$745,000	26/07/2024
3	1/30 Kennedy St GLENROY 3046	$865,000	26/06/2024

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 six months.~~

This Statement of Information was prepared on: 18/10/2024 09:59

1/42 Kennedy Street, Glenroy Vic 3046

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3 2.5 2

Rooms: 4
Property Type: Townhouse

Indicative Selling Price
$770,000 - $820,000
Median Unit Price
Year ending September 2024: $610,000

Agent Comments

Brand new townhouse offering 3 bed, 2.5 bath, double garage & courtyard. 1 of only 4.

Comparable Properties



1/17 Margaret St OAK PARK 3046 (REI)

3 3 1

Price: $855,000
Method: Private Sale
Date: 20/09/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments

4 year old townhouse in Oak Park. Single garage but offers a 3rd bath & office/retreat upstairs.



2/32 Kennedy St GLENROY 3046 (REI)

3 2 2

Price: $745,000
Method: Private Sale
Date: 26/07/2024
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 161 sqm approx

Agent Comments

Older townhouse located a few doors down with a single garage. No street frontage.



1/30 Kennedy St GLENROY 3046 (REI/VG)

3 2 2

Price: $865,000
Method: Private Sale
Date: 26/06/2024
Property Type: Townhouse (Single)
Land Size: 270 sqm approx

Agent Comments

Older townhouse located a few doors down with a single garage. Freestanding home with a 2nd living.

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