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	3/42 Kennedy Street, Glenroy Vic 3046

Indicative selling price

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

Range between $790,000 & $810,000

Median sale price

Median price $600,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2024 to 31/12/2024 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	4/52 View St PASCOE VALE 3044	$850,000	20/12/2024
2	1/42 Kennedy St GLENROY 3046	$800,000	17/12/2024
3	1/87 Tarana Av GLENROY 3046	$780,000	14/12/2024

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: 25/01/2025 16:18

3/42 Kennedy Street, Glenroy Vic 3046

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3 2.5 2

Rooms: 4
Property Type: Townhouse

Agent Comments

Brand new townhouse offering 3 bed, 2.5 bath & 2 car garage. 1 of only 4.

Indicative Selling Price
$790,000 - $810,000
Median Unit Price
Year ending December 2024: $600,000

Comparable Properties



4/52 View St PASCOE VALE 3044 (REI)

3 2 2

Price: $850,000
Method: Private Sale
Date: 20/12/2024
Property Type: Townhouse (Single)
Land Size: 160 sqm approx

Agent Comments

Same accommodation located in Pascoe Vale. 2 years old.



1/42 Kennedy St GLENROY 3046 (REI)

3 2 2

Price: $800,000
Method: Private Sale
Date: 17/12/2024
Property Type: House

Agent Comments

Located in the same block. Same accommodation.



1/87 Tarana Av GLENROY 3046 (REI)

3 2 2

Price: $780,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Townhouse (Res)
Land Size: 231 sqm approx

Agent Comments

Older townhouse with a single garage.

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