Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$802,500	Property type	Other	Suburb	Glenroy
Period-from	01 Mar 2021	to	28 Feb 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 LANGTON STREET GLENROY VIC 3046	$1,100,000	25-Oct-21
1 CLOVELLY AVENUE GLENROY VIC 3046	$1,060,000	13-Nov-21
2 CORIO STREET GLENROY VIC 3046	$950,000	18-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1 LANGTON STREET GLENROY VIC 3046

3 1 2

Sold Price **$1,100,000** Sold Date **25-Oct-21**

Distance **1.05km**



1 CLOVELLY AVENUE GLENROY VIC 3046

3 1 1

Sold Price **$1,060,000** Sold Date **13-Nov-21**

Distance **0.73km**



2 CORIO STREET GLENROY VIC 3046

2 1 3

Sold Price RS **$950,000** UN Sold Date **18-Feb-22**

Distance **0.58km**

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

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