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	3/39 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	$385,000	&	$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2021	to	31 Aug 2022	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
1/16 MURRELL STREET GLENROY VIC 3046	$370,000	25-Jul-22
7/2 MURRELL STREET GLENROY VIC 3046	$425,000	30-Aug-22
9/39 KENNEDY STREET GLENROY VIC 3046	$430,000	04-May-22

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: 06 September 2022

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1/16 MURRELL STREET GLENROY VIC 3046

2 1 1

Sold Price **$370,000** Sold Date **25-Jul-22**

Distance **1.15km**



7/2 MURRELL STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$425,000** Sold Date **30-Aug-22**

Distance **1.24km**



9/39 KENNEDY STREET GLENROY VIC 3046

2 1 1

Sold Price **$430,000** Sold Date **04-May-22**

Distance **0.03km**

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

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