

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3/1 Cosmos Street,
GLENROY 3046**

Indicative selling price

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

Range \$755,000 - \$775,000

Median sale price

Median **Unit** for **GLENROY** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$516,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

82 Melbourne Avenue,
Glenroy 3046

Price **\$785,000** Sold 07 June
2019

24A Leonard Avenue,
Glenroy 3046

Price **\$780,000** Sold 19 July
2019

2/1 Cosmos Street,
Glenroy 3046

Price **\$760,000** Sold 04
September 2019

This Statement of Information was prepared on 23rd Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



4 beds



3 baths



1 parking

Stockdale & Leggo Glenroy

201 Glenroy Road,
Glenroy VIC 3046

Contact agents



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**Stockdale
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