

## 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

2/11 Caldwell Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jun 2019

to

31 May 2020

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

5/15 Acacia Street Glenroy VIC 3046	\$695,000	25-Mar-20
2/68 Gowrie Street Glenroy VIC 3046	\$665,000	12-May-20
4/40 Belair Avenue Glenroy VIC 3046	\$610,000	29-Feb-20

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: 26 June 2020

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**5/15 Acacia Street Glenroy VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup>

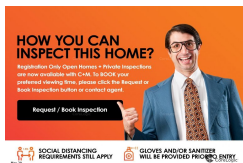
**\$695,000**

Sold Date

**25-Mar-20**

Distance

**0.93km**



**2/68 Gowrie Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$665,000**

Sold Date

**12-May-20**

Distance

**1.46km**



**4/40 Belair Avenue Glenroy VIC 3046**

 2  1  1

Sold Price

**\$610,000**

Sold Date

**29-Feb-20**

Distance

**2.12km**

RS = Recent sale

UN = Undisclosed Sale

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