

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode 2,4/348 Waterloo Road, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed 1 Bath 1 Garage		Or range between	\$590,000		\$620,000
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		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$580,000 Suburb Glenroy

Period - From 01/10/2024 to 31/12/2024 Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed 1 Bath 1 Garage	4/101 Loongana Av GLENROY 3046	\$627,500	09/12/2024
	3/166 West St HADFIELD 3046	\$590,000	28/11/2024
	3/74 Belair Av GLENROY 3046	\$617,500	09/10/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed 1 Bath 1 Garage	2c Cosmos St GLENROY 3046	\$575,000	23/01/2025
	4/101 Loongana Av GLENROY 3046	\$627,500	09/12/2024
	3/74 Belair Av GLENROY 3046	\$617,500	09/10/2024

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Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

28/01/2025 15:10