

## 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

262 WATERLOO ROAD 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

\$970,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2021

to

30 Jun 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 58 PLUMPTON AVENUE GLENROY VIC 3046 | \$945,000 | 04-Apr-22 |
| 324 WATERLOO ROAD GLENROY VIC 3046  | \$960,000 | 26-Mar-22 |
| 27 TARANA AVENUE GLENROY VIC 3046   | \$920,000 | 30-Mar-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: 25 July 2022

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**58 PLUMPTON AVENUE GLENROY  
VIC 3046** 3  1  2

Sold Price

**\$945,000**

Sold Date

**04-Apr-22**

Distance

**0.43km****324 WATERLOO ROAD GLENROY  
VIC 3046** 3  1  1

Sold Price

**\$960,000**

Sold Date

**26-Mar-22**

Distance

**0.49km****27 TARANA AVENUE GLENROY  
VIC 3046** 3  1  2

Sold Price

**\$920,000**

Sold Date

**30-Mar-22**

Distance

**1.16km**

RS = Recent sale

UN = Undisclosed Sale

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