

## 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

1-4/348 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)

| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price |   | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| 3 Bed 3 bath 2 car Townhouse                 |              | Or range between | \$750,000   | & | \$800,000    |
| 3 Bed 2 bath 2 car Townhouse                 |              | Or range between | \$700,000   | & | \$740,000    |
| 2 Bed 1 bath 1 car Townhouse                 |              | Or range between | \$620,000   | & | \$650,000    |
| 2 Bed 1 bath 1 car Townhouse                 |              | Or range between | \$600,000   | & | \$650,000    |
|  |              | Or range between |             | & |              |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$560,000

Suburb

Glenroy

Period - From

01/01/2023

to

31/03/2023

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 |
|---------------------------------|------------------------------|-----------|--------------|
| 3 Bed 3 bath 2 car<br>Townhouse | 6/9 Danae St GLENROY 3046    | \$770,000 | 29/03/2023   |
|                                 | 1/21 Tudor St GLENROY 3046   | \$750,000 | 03/06/2023   |
|                                 | 1/15 Leonard Av GLENROY 3046 | \$785,000 | 09/05/2023   |

**Unit type or class**

e.g. One bedroom  
units

|                                 | Address of comparable unit    | Price     | Date of sale |
|---------------------------------|-------------------------------|-----------|--------------|
| 3 Bed 2 bath 2 car<br>Townhouse | 1/21 Tudor St GLENROY 3046    | \$750,000 | 03/06/2023   |
|                                 | 51 Tarana Av GLENROY 3046     | \$718,000 | 25/03/2023   |
|                                 | 4/41 Prospect St GLENROY 3046 | \$705,000 | 08/03/2023   |

**Unit type or class**

e.g. One bedroom  
units

|                                 | Address of comparable unit   | Price     | Date of sale |
|---------------------------------|------------------------------|-----------|--------------|
| 2 Bed 1 bath 1 car<br>Townhouse | 30a Anselm Gr GLENROY 3046   | \$640,000 | 13/05/2023   |
|                                 | 14 Cherwell Av GLENROY 3046  | \$625,000 | 14/04/2023   |
|                                 | 2/22 Langton St GLENROY 3046 | \$630,000 | 17/02/2023   |

**Unit type or class**

e.g. One bedroom  
units

|                                 | Address of comparable unit   | Price     | Date of sale |
|---------------------------------|------------------------------|-----------|--------------|
| 2 Bed 1 bath 1 car<br>Townhouse | 14 Cherwell Av GLENROY 3046  | \$625,000 | 14/04/2023   |
|                                 | 2/22 Langton St GLENROY 3046 | \$630,000 | 17/02/2023   |
|                                 | 2/12 Hubert Av GLENROY 3046  | \$615,000 | 18/01/2023   |

**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:

04/06/2023 14:43