

# 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

2/21 Tudor 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)

Range between \$570,000

&

\$610,000

### Median sale price

Median price \$560,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2020

to

30/06/2020

Source REIV

### 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 six 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
1	2/34 Cromwell St GLENROY 3046	\$590,000	05/08/2020
2	2/11 Caldwell St GLENROY 3046	\$590,000	28/07/2020
3	61b Wheatsheaf Rd GLENROY 3046	\$580,000	27/06/2020

**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 six months.~~

This Statement of Information was prepared on:

05/10/2020 18:00



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/34 Cromwell St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 05/08/2020

**Rooms:** 4

**Property Type:** Unit



**2/11 Caldwell St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Sold Before Auction

**Date:** 28/07/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 115 sqm approx



**61b Wheatsheaf Rd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Auction Sale

**Date:** 27/06/2020

**Property Type:** Townhouse (Res)

**Land Size:** 156 sqm approx