

# 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

2/10 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)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Glenroy

Period - From 01/10/2021

to 31/12/2021

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	2/40 Loongana Av GLENROY 3046	\$715,000	18/02/2022
2	3/9 Danae St GLENROY 3046	\$700,000	13/10/2021
3	2/22 York St GLENROY 3046	\$685,000	24/12/2021

**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:

11/03/2022 17:03



**Property Type:** Townhouse

**Land Size:** 141 sqm approx

Agent Comments

## Comparable Properties



**2/40 Loongana Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Sold Before Auction

**Date:** 18/02/2022

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx



**3/9 Danae St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 13/10/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 171 sqm approx



**2/22 York St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$685,000

**Method:** Private Sale

**Date:** 24/12/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 118 sqm approx