

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

350 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)

Single Price

or range
between

\$795,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 2023

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

68 BINDI STREET GLENROY VIC 3046	\$715,000	10-Oct-23
33 VALENCIA STREET GLENROY VIC 3046	\$782,500	17-Aug-23
318 WATERLOO ROAD GLENROY VIC 3046	\$905,000	24-Oct-23

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: 01 November 2023

 RENTAL ESTIMATE <small>A rental estimate has been completed on this property with an estimated return of</small> \$500 - \$550 PER WEEK <small>If you require more information, please contact Jenny Lock</small> JENNY LOCK <small>SENIOR PROPERTY & BUSINESS DEVELOPMENT MANAGER</small> 0420 996 265 <small>jenny@cplusm.com.au</small>	68 BINDI STREET GLENROY VIC 3046	Sold Price	^{RS} \$715,000	Sold Date	10-Oct-23
	 4  1  2			Distance	1.76km
	33 VALENCIA STREET GLENROY VIC 3046	Sold Price	^{RS} \$782,500	Sold Date	17-Aug-23
	 3  1  4			Distance	1.58km
	318 WATERLOO ROAD GLENROY VIC 3046	Sold Price	^{RS} \$905,000	Sold Date	24-Oct-23
	 3  1  4			Distance	0.24km

RS = Recent sale UN = Undisclosed Sale

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