

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

2/352 Waterloo Road, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$630,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Glenroy

Period - From 01/07/2024 to 30/09/2024 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	1/10 Daley St GLENROY 3046	\$620,000	24/09/2024
2	3/53 Cosmos St GLENROY 3046	\$608,000	21/09/2024
3	3/29 Prospect St GLENROY 3046	\$608,000	15/08/2024

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:

01/11/2024 14:24



3 1 2

Rooms: 5

Property Type: Unit

Land Size: 333 sqm approx

Agent Comments

Comparable Properties



1/10 Daley St GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$620,000

Method: Private Sale

Date: 24/09/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 281 sqm approx



3/53 Cosmos St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$608,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit



3/29 Prospect St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$608,000

Method: Auction Sale

Date: 15/08/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 154 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938