Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	2/352 Waterloo Road, Glenroy Vic 3046
postcode	

Indicative selling price

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

Range between \$600,000	&	\$630,000
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Median sale price

Median price	\$595,000	Pro	perty 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
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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





Daniel Imbesi 9306 0422 0432 615 416

Indicative Selling Price \$600,000 - \$630,000 **Median Unit Price** September quarter 2024: \$595,000

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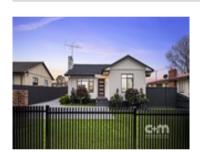


Rooms: 5

Property Type: Unit Land Size: 333 sqm approx

Agent Comments

Comparable Properties



1/10 Daley St GLENROY 3046 (REI)





Price: \$620,000 Method: Private Sale Date: 24/09/2024

Rooms: 5

Property Type: Townhouse (Res) Land Size: 281 sqm approx

Agent Comments







Price: \$608.000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit

Agent Comments



3/29 Prospect St GLENROY 3046 (REI)





Price: \$608,000 Method: Auction Sale Date: 15/08/2024 Rooms: 4

Property Type: Townhouse (Res) Land Size: 154 sqm approx

Agent Comments

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





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