

# 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

2/122 Loongana Avenue, 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 \$615,555 Property Type Unit Suburb Glenroy

Period - From 01/01/2021 to 31/03/2021 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	4/21 Prospect St GLENROY 3046	\$740,000	24/04/2021
2	3/24 Maude Av GLENROY 3046	\$695,000	10/04/2021
3	3/30 George St GLENROY 3046	\$682,000	13/02/2021

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:

12/05/2021 15:34



3 2 2

**Rooms:** 5

**Property Type:** Villa

**Land Size:** 215 sqm approx

Agent Comments

## Comparable Properties



**4/21 Prospect St GLENROY 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 24/04/2021

**Property Type:** Villa

**Land Size:** 182 sqm approx



**3/24 Maude Av GLENROY 3046 (REI)**

Agent Comments

3 2 1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 211.50 sqm approx



**3/30 George St GLENROY 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$682,000

**Method:** Auction Sale

**Date:** 13/02/2021

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 208 sqm approx