

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

4/95 LOONGANA AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2021

to

30 Jun 2022

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

5/48 WILLIAM STREET GLENROY VIC 3046	\$670,000	21-Jul-22
2/40 LOONGANA AVENUE GLENROY VIC 3046	\$715,000	19-Feb-22
3/36 PROSPECT STREET GLENROY VIC 3046	\$685,000	17-Jun-22

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: 29 July 2022



5/48 WILLIAM STREET GLENROY VIC 3046

Sold Price

^{RS} \$670,000

Sold Date

21-Jul-22

3 2 2

Distance

0.52km



2/40 LOONGANA AVENUE GLENROY VIC 3046

Sold Price

\$715,000

Sold Date

19-Feb-22

3 2 2

Distance

0.41km



3/36 PROSPECT STREET GLENROY VIC 3046

Sold Price

^{RS} \$685,000

Sold Date

17-Jun-22

3 2 2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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