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

108 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	\$625,000	&	\$685,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$660,000	Prop	erty type		House	Suburb	Glenroy
Period-from	01 Feb 2019	to	31 Jan 2	2020	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
24B Gladstone Parade Glenroy VIC 3046	\$605,000	01-Nov-19
1/34 Pengana Avenue Glenroy VIC 3046	\$663,000	09-Nov-19
14 William Street Glenroy VIC 3046	\$700,000	21-Sep-19

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: 05 February 2020



consumer.vic.gov.au



Claudio Cuomo

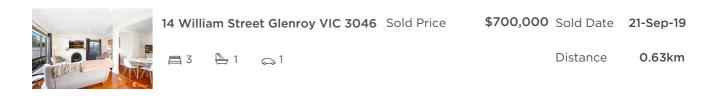
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	24B Gla 3046	adstone	Parade Glenroy VIC	Sold Price	\$605,000	Sold Date	01-Nov-19
Areas	昌 2	ا الله الله الم	⇔ 1			Distance	0.68km



1/34 Pengana Avenue Glenroy VIC 3046			Avenue Glenroy VIC	Sold Price	\$663,000	Sold Date 09-Nov-19	
	<u> </u>	2	⇔ 1			Distance	0.19km



RS = Recent sale UN = Undisclosed Sale

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