

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

12 Heather Court, Glenroy Vic 3046

Indicative selling price

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

Range between \$790,000

&

\$855,000

Median sale price

Median price \$790,000

Property Type House

Suburb Glenroy

Period - From 01/10/2023

to

31/12/2023

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 Valley Cr GLENROY 3046	\$845,000	14/11/2023
2	106 Loongana Av GLENROY 3046	\$835,500	27/02/2024
3	68 Tarana Av GLENROY 3046	\$800,000	15/02/2024

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:

08/04/2024 16:34



Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



1 Valley Cr GLENROY 3046 (REI)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 588 sqm approx



106 Loongana Av GLENROY 3046 (REI)

Agent Comments



Price: \$835,500

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 595 sqm approx



68 Tarana Av GLENROY 3046 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 603 sqm approx