## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	12 Heather Court, Glenroy Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$790,000	Pro	perty 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





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**Indicative Selling Price** \$790,000 - \$855,000 **Median House Price** December quarter 2023: \$790,000





Property Type: House (Res) Land Size: 650 sqm approx

**Agent Comments** 

## Comparable Properties



1 Valley Cr GLENROY 3046 (REI)





Price: \$845,000 Method: Auction Sale Date: 14/11/2023

Property Type: House (Res) Land Size: 588 sqm approx

**Agent Comments** 



106 Loongana Av GLENROY 3046 (REI)

**-**2



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)



Price: \$800.000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments

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





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