

## 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

15 TARANA AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/39 GRANDVIEW STREET GLENROY VIC 3046	\$740,000	03-May-24
52 TARANA AVENUE GLENROY VIC 3046	\$800,000	29-Jun-24
2/30 CHAPMAN AVENUE GLENROY VIC 3046	\$790,000	23-May-24

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: 07 July 2024

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**2/39 GRANDVIEW STREET  
GLENROY VIC 3046**

 3  2  1

Sold Price **\$740,000** Sold Date **03-May-24**

Distance **0.36km**



**52 TARANA AVENUE GLENROY  
VIC 3046**

 3  1  1

Sold Price <sup>RS</sup> **\$800,000** Sold Date **29-Jun-24**

Distance **0.42km**



**2/30 CHAPMAN AVENUE  
GLENROY VIC 3046**

 3  2  2

Sold Price <sup>RS</sup> **\$790,000** Sold Date **23-May-24**

Distance **0.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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