

# 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

1/12 Tarana Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000 & \$865,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Glenroy

Period - From 27/02/2024 to 26/02/2025 Source Property Data

### 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	4/42 Kennedy St GLENROY 3046	\$807,000	16/01/2025
2	1/87 Tarana Av GLENROY 3046	\$780,000	14/12/2024
3	1/12 Dromana St GLENROY 3046	\$845,000	18/11/2024

**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:

27/02/2025 10:52



 3    2    2

**Property Type:** Townhouse (Res)

**Land Size:** 227 sqm approx

Agent Comments

**Indicative Selling Price**

\$795,000 - \$865,000

**Median Unit Price**

27/02/2024 - 26/02/2025: \$595,000

## Comparable Properties



**4/42 Kennedy St GLENROY 3046 (REI)**

Agent Comments

 3    2    2

**Price:** \$807,000

**Method:** Private Sale

**Date:** 16/01/2025

**Property Type:** Townhouse (Single)



**1/87 Tarana Av GLENROY 3046 (REI)**

Agent Comments

 3    2    2

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 231 sqm approx



**1/12 Dromana St GLENROY 3046 (REI)**

Agent Comments

 3    2    2

**Price:** \$845,000

**Method:** Private Sale

**Date:** 18/11/2024

**Property Type:** Townhouse (Single)

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