Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/12 Tarana Avenue, Glenroy Vic 3046
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Indicative selling price

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

Median sale price

Median price	\$595,000	Pro	perty Type	Jnit		Suburb	Glenroy
Period - From	27/02/2024	to	26/02/2025	s	ource	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

Add	dress 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 comparableproperties 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













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

Price: \$807,000 Method: Private Sale Date: 16/01/2025

Property Type: Townhouse (Single)



1/87 Tarana Av GLENROY 3046 (REI)







Agent Comments

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

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





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