

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

44 Pengana Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$630,000

&

\$650,000

Median sale price

Median price \$609,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2023

to

30/06/2023

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	2/165 West St GLENROY 3046	\$640,000	22/09/2023
2	30a Anselm Gr GLENROY 3046	\$640,000	13/05/2023
3	99 Tarana Av GLENROY 3046	\$632,000	14/09/2023

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:

25/09/2023 15:15



2 1 2

Property Type: Townhouse
(Single)

Land Size: 186 sqm approx

Agent Comments

Comparable Properties



2/165 West St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 22/09/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



30a Anselm Gr GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 215 sqm approx



99 Tarana Av GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$632,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: Unit

Land Size: 249 sqm approx