

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

70 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)

Range between \$855,000 & \$895,000

### Median sale price

Median price \$800,000 Property type House Suburb Glenroy

Period - From Jan 2023 to Dec 2023 Source Pricefinder

### 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. 5 Harold Street, Glenroy	\$1,012,000	16.12.23
2. 10 Kiama Street, Glenroy	\$950,000	6.11.23
3. 52 Chapman Avenue, Glenroy	\$1,060,000	27.10.23

This Statement of Information was prepared on:

19.03.2024