

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

25 VALLEY CRESCENT GLENROY VIC 3046

Indicative selling price

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

Single Price

\$939,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

35 FRAN STREET GLENROY VIC 3046	\$885,000	14-Feb-22
107 TARANA AVENUE GLENROY VIC 3046	\$925,000	09-Apr-22
102 LOONGANA AVENUE GLENROY VIC 3046	\$986,000	19-Feb-22

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: 08 August 2022



35 FRAN STREET GLENROY VIC 3046

3 2 2

Sold Price

\$885,000

Sold Date

14-Feb-22

Distance

0.37km



107 TARANA AVENUE GLENROY VIC 3046

3 1 1

Sold Price

^{RS} **\$925,000**

Sold Date

09-Apr-22

Distance

0.86km



102 LOONGANA AVENUE GLENROY VIC 3046

3 2 2

Sold Price

\$986,000

Sold Date

19-Feb-22

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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