# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

4A KIAMA STREET GLENROY VIC 3046

### Indicative selling price

Mediar (\*Delete

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

Single Price		or range between	\$765,000	&	\$795,000				
n sale price									
house or unit as applicable)									
Madian Drian	<b>\$505,000</b>	Description	11	Outeurte					

Median Price	\$585,000	Property type		Unit		Suburb	Glenroy
Period-from	01 Feb 2024	to	31 Jan 2	2025	Source		Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/36 PROSPECT STREET GLENROY VIC 3046	\$770,000	06-Feb-25
1/87 TARANA AVENUE GLENROY VIC 3046	\$780,000	14-Dec-24
96 DALEY STREET GLENROY VIC 3046	\$797,500	23-Nov-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 February 2025



consumer.vic.gov.au



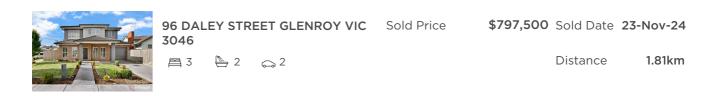
E hello@cplusm.com.au



	2/36 PI VIC 30		T STREET GLENRO	Y Sold Price	<sup>RS</sup> \$770,000	Sold Date	06-Feb-25
Logic		A 3	<b>⇔</b> 1			Distance	0.68km



1/87 TARANA AVENUE GLENROY VIC 3046	Sold Price	\$780,000	Sold Date	14-Dec-24
昌 3 峇 2 🞧 1			Distance	1.26km



RS = Recent sale UN = Undisclosed Sale

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