

## 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

4/143 Loongana Avenue Glenroy VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$496,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/72 Glen Street Glenroy VIC 3046	\$580,000	17-Dec-20
4/135 Loongana Avenue Glenroy VIC 3046	\$560,000	08-Nov-19
1/1 Stanley Street Glenroy VIC 3046	\$520,000	11-Feb-21

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: 03 March 2021



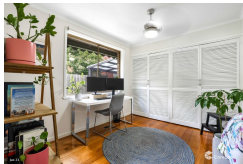
**3/72 Glen Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$580,000** Sold Date **17-Dec-20**  
 Distance **2.17km**

 2  1  1



**4/135 Loongana Avenue Glenroy VIC 3046** Sold Price **\$560,000** Sold Date **08-Nov-19**  
 Distance **0.06km**

 2  1  1



**1/1 Stanley Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$520,000** Sold Date **11-Feb-21**  
 Distance **0.96km**

 2  1  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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