

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

1/16 Pengana Avenue 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

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2020

to

31 May 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

1/122 Loongana Avenue Glenroy VIC 3046	\$840,000	28-Feb-20
62A Outlook Drive Glenroy VIC 3046	\$830,000	30-Apr-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: 18 June 2021



**1/122 Loongana Avenue Glenroy
VIC 3046**

 4  3  2

Sold Price

\$840,000

Sold Date **28-Feb-20**

Distance **0.15km**



**62A Outlook Drive Glenroy VIC
3046**

 4  3  2

Sold Price

\$830,000

Sold Date **30-Apr-21**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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