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

18a Tarana Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$800,000		&		\$850,000					
Median sale price										
Median price	\$827,000	Pro	Property Type		House		Suburb	Glenroy		
Period - From	01/01/2024	to	31/03/2024		So	ource	REIV			

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.

Ado	dress of comparable property	Price	Date of sale
1	25 Valencia St GLENROY 3046	\$880,000	10/02/2024
2	106 Loongana Av GLENROY 3046	\$835,500	27/02/2024
3	68 Tarana Av GLENROY 3046	\$800,000	15/02/2024

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 six months.

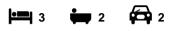
This Statement of Information was prepared on:

19/04/2024 14:17









Rooms: 6 Property Type: House Land Size: 623 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2024: \$827,000

Comparable Properties

25 Valencia St GLENROY 3046 (REI) 3 1 3 3 Price: \$880,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments		
106 Loongana Av GLENROY 3046 (REI)212Price: \$835,500Method: Private SaleDate: 27/02/2024Property Type: HouseLand Size: 595 sqm approx	Agent Comments		
68 Tarana Av GLENROY 3046 (REI) 3 2 1 Price: \$800,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: House (Res) Land Size: 603 sqm approx	Agent Comments		

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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