

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 between

\$800,000

&

\$850,000

Median sale price

Median price

\$827,000

Property Type

House

Suburb

Glenroy

Period - From

01/01/2024

to

31/03/2024

Source

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.

	Address 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



3 2 2

Rooms: 6

Property Type: House

Land Size: 623 sqm approx

Agent Comments

Comparable Properties



25 Valencia St GLENROY 3046 (REI)

Agent Comments

3 1 3

Price: \$880,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



106 Loongana Av GLENROY 3046 (REI)

Agent Comments

2 1 2

Price: \$835,500

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 595 sqm approx



68 Tarana Av GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$800,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 603 sqm approx