

## 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

2/135 LOONGANA AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 2023

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

2/54 LOONGANA AVENUE GLENROY VIC 3046	\$700,000	01-Jun-23
2/28 KENNEDY STREET GLENROY VIC 3046	\$745,000	03-Jul-23
6/9 DANAE STREET GLENROY VIC 3046	\$770,000	24-Mar-23

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: 25 July 2023



**2/54 LOONGANA AVENUE  
GLENROY VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**01-Jun-23**

Distance

**0.48km**



**2/28 KENNEDY STREET GLENROY  
VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**03-Jul-23**

Distance

**0.68km**



**6/9 DANAЕ STREET GLENROY VIC  
3046**

 3  2  2

Sold Price

**\$770,000**

Sold Date

**24-Mar-23**

Distance

**2.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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