

## 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

2/57 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

\$597,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/37 GRANDVIEW STREET GLENROY VIC 3046	\$595,000	16-Jun-22
4/95 LOONGANA AVENUE GLENROY VIC 3046	\$661,800	02-Sep-22
2/40 LYTTON STREET GLENROY VIC 3046	\$671,000	30-Aug-22

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: 15 September 2022



**2/37 GRANDVIEW STREET  
GLENROY VIC 3046**

 3  1  1

Sold Price **\$595,000** Sold Date **16-Jun-22**

Distance **0.76km**



**4/95 LOONGANA AVENUE  
GLENROY VIC 3046**

 3  2  2

Sold Price <sup>RS</sup> **\$661,800** Sold Date **02-Sep-22**

Distance **0.35km**



**2/40 LYTTON STREET GLENROY  
VIC 3046**

 3  1  2

Sold Price <sup>RS</sup> **\$671,000** Sold Date **30-Aug-22**

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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