

# 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 1/122 Loongana Avenue, Glenroy

### 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)

or range between \$830,000 & \$850,000

### Median sale price

Median price \$592,500 Property type Unit Suburb Glenroy

Period - From Aug 2019 to Jan 2020 Source REA

### 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 53 Kennedy Street, Glenroy	\$875,000	28.11.2019
2 4/33 Kennedy Street, Glenroy	\$787,500	07.10.2019
3 76 Victoria Street, Glenroy	\$882,500	19.10.2019

This Statement of Information was prepared on: 17.02.2020