

## 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

115 TARANA 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 MOONEE BOULEVARD GLENROY VIC 3046	\$815,000	14-Jun-24
74 OUTLOOK DRIVE GLENROY VIC 3046	\$836,000	20-Jul-24
23 CONNELL STREET GLENROY VIC 3046	\$870,000	27-Apr-24

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: 31 July 2024



**4 MOONEE BOULEVARD GLENROY VIC 3046** Sold Price

RS

**\$815,000**

Sold Date **14-Jun-24**

 3  1  1

Distance **1.17km**


**74 OUTLOOK DRIVE GLENROY VIC 3046** Sold Price

RS

**\$836,000**

Sold Date **20-Jul-24**

 3  1  1

Distance **0.2km**


**23 CONNELL STREET GLENROY VIC 3046** Sold Price

**\$870,000**

Sold Date **27-Apr-24**

 3  1  2

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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