

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

2/12 TARANA AVENUE GLENROY VIC 3046

Indicative selling price

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

Single Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

2/30 KENNEDY STREET GLENROY VIC 3046	\$760,000	22-Feb-22
2/40 LOONGANA AVENUE GLENROY VIC 3046	\$715,000	03-Mar-22
2/22 YORK STREET GLENROY VIC 3046	\$685,000	31-Dec-21

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: 11 March 2022



2/30 KENNEDY STREET GLENROY VIC 3046

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **22-Feb-22**
Distance **0.32km**

 3  2  2



2/40 LOONGANA AVENUE GLENROY VIC 3046

Sold Price ^{RS} **\$715,000** Sold Date **03-Mar-22**
Distance **0.28km**

 3  2  2



2/22 YORK STREET GLENROY VIC 3046

Sold Price ^{RS} **\$685,000** Sold Date **31-Dec-21**
Distance **0.75km**

 3  2  2

RS = Recent sale **UN** = Undisclosed Sale

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