

## 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

1/40 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

\$735,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/87 Tarana Avenue Glenroy VIC 3046	\$759,000	14-Apr-21
1/33 Kennedy Street Glenroy VIC 3046	\$795,000	24-May-21
1/30 George Street Glenroy VIC 3046	\$781,200	22-May-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: 30 September 2021



**1/87 Tarana Avenue Glenroy VIC 3046**

 3  2  2

Sold Price **\$759,000** Sold Date **14-Apr-21**

Distance **0.32km**



**1/33 Kennedy Street Glenroy VIC 3046**

 2  2  1

Sold Price **\$795,000** Sold Date **24-May-21**

Distance **0.56km**



**1/30 George Street Glenroy VIC 3046**

 3  2  1

Sold Price **\$781,200** Sold Date **22-May-21**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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