

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

2/40 LOONGANA 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

\$665,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/64 BECKET STREET NORTH GLENROY VIC 3046	\$701,500	28-Mar-25
1/34 HAROLD STREET GLENROY VIC 3046	\$697,000	27-Mar-25

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: 26 April 2025



**1/64 BECKET STREET NORTH
GLENROY VIC 3046**

 3  2  1

Sold Price

^{RS}

\$701,500

Sold Date

28-Mar-25

Distance

1.89km



**1/34 HAROLD STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS}

\$697,000

Sold Date

27-Mar-25

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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