



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 34 Palana Avenue, GLENROY 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$745,000 - \$765,000**

### Median sale price

Median **Unit** for **GLENROY** for period **Aug 2019 - Oct 2019**

Sourced from **REA**.

**\$570,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/33 Kennedy Street,**  
Glenroy 3046

Price **\$752,500** Sold 03  
October 2019

**2/1 Cosmos Street,**  
Glenroy 3046

Price **\$760,000** Sold 04  
September 2019

**24D Victoria Street,**  
Glenroy 3046

Price **\$780,500** Sold 30  
August 2019

This Statement of Information was prepared on 12th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

#### Stockdale & Leggo Glenroy

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Glenroy VIC 3046

#### Contact agents



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**Stockdale  
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