

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

2/96 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/1 Dromana Street Glenroy VIC 3046	\$540,000	19-Jun-19
4/4 Kennedy Street Glenroy VIC 3046	\$591,000	10-Aug-19
3/21 Tudor Street Glenroy VIC 3046	\$650,000	07-Sep-19

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: 25 September 2019



4/1 Dromana Street Glenroy VIC 3046

 2  1  1

Sold Price **\$540,000** Sold Date **19-Jun-19**

Distance **0.46km**



4/4 Kennedy Street Glenroy VIC 3046

 2  1  1

Sold Price ^{RS} **\$591,000** Sold Date **10-Aug-19**

Distance **0.97km**



3/21 Tudor Street Glenroy VIC 3046

 3  2  1

Sold Price ^{RS} **\$650,000** Sold Date **07-Sep-19**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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