

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

1/15 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2023

to

31 May 2024

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

3/13 MAUDE AVENUE GLENROY VIC 3046	\$750,000	27-Mar-24
1/254 HILTON STREET GLENROY VIC 3046	\$685,000	23-Mar-24
2/39 GRANDVIEW STREET GLENROY VIC 3046	\$740,000	14-May-24

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: 08 June 2024

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**3/13 MAUDE AVENUE GLENROY
VIC 3046**

3 2 1

Sold Price **\$750,000** Sold Date **27-Mar-24**

Distance **2.35km**



**1/254 HILTON STREET GLENROY
VIC 3046**

3 2 1

Sold Price **\$685,000** Sold Date **23-Mar-24**

Distance **1.6km**



**2/39 GRANDVIEW STREET
GLENROY VIC 3046**

3 2 1

Sold Price ^{RS} **\$740,000** Sold Date **14-May-24**

Distance **0.36km**

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

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