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

Period-from

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$740,000			
house or unit as applicable)								
Median Price	\$814,500	Property type	House	Suburb	Glenroy			

31 May 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2023

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.

to

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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consumer.vic.gov.au

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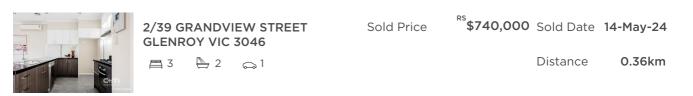
 ${\ensuremath{\mathsf{E}}}$ joshua@therealestestate.com.au



	3/13 MAUDE AVENUE GLENROY VIC 3046			Sold Price	\$750,000	750,000 Sold Date	
ALL OF IS	昌 3	2	⇔ 1			Distance	2.35km



1/254 HILTON STREET GLENROY VIC 3046			STREET GLENROY	Sold Price	\$685,000	Sold Date	23-Mar-24
	昌 3	2	⇔ 1			Distance	1.6km



RS = Recent sale UN = Undisclosed Sale

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