

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 84 Loongana Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$827,000 Property Type House Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	338 Waterloo Rd GLENROY 3046	\$825,000	05/12/2023
2	68 Tarana Av GLENROY 3046	\$800,000	15/02/2024
3	40 Tarana Av GLENROY 3046	\$800,000	08/12/2023

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 six months.~~

This Statement of Information was prepared on: 16/05/2024 08:54



Property Type: House

Agent Comments

Comparable Properties

338 Waterloo Rd GLENROY 3046 (VG)

Agent Comments



Price: \$825,000

Method: Sale

Date: 05/12/2023

Property Type: House (Res)

Land Size: 293 sqm approx



68 Tarana Av GLENROY 3046 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 603 sqm approx

40 Tarana Av GLENROY 3046 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 08/12/2023

Property Type: House (Res)

Land Size: 773 sqm approx