Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 84 Loongana Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$827,000	Pro	Property Type Hou		se		Suburb	Glenroy
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Ado	dress 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





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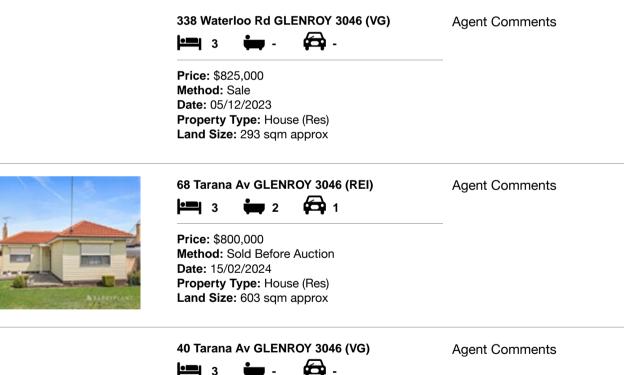


Property Type: House Agent Comments

Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

> Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2024: \$827,000

Comparable Properties



Price: \$800,000 Method: Sale Date: 08/12/2023 Property Type: House (Res) Land Size: 773 sqm approx

Account - Jellis Craig | P: 03 9387 5888

propertydata



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