

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

3/47 Justin 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/20A Apsley Street Glenroy VIC 3046	\$738,000	07-Dec-20
3/22 Granville Street Glenroy VIC 3046	\$710,000	-
56B Fran Street Glenroy VIC 3046	\$690,125	13-Aug-20

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: 21 December 2020



1/20A Apsley Street Glenroy VIC 3046

Sold Price

RS

\$738,000

Sold Date **07-Dec-20**

 3  2  2

Distance **0.93km**



3/22 Granville Street Glenroy VIC 3046

Sold Price

\$710,000

Sold Date **-**

 -  -  -

Distance **1.04km**



56B Fran Street Glenroy VIC 3046

Sold Price

\$690,125

Sold Date **13-Aug-20**

 3  2  3

Distance **2.45km**

RS = Recent sale

UN = Undisclosed Sale

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