

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

1/17 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$680,000

&

\$715,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Glenroy

Period - From 07/11/2019

to 06/11/2020

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	1/12 Apsley St GLENROY 3046	\$696,000	29/05/2020
2	121a Morell St GLENROY 3046	\$685,000	20/10/2020
3	1/6 Trevannion St GLENROY 3046	\$672,500	11/09/2020

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:

07/11/2020 09:32



3 2 2

Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$680,000 - \$715,000
Median Unit Price
07/11/2019 - 06/11/2020: \$570,000

Comparable Properties



1/12 Apsley St GLENROY 3046 (REI)

Agent Comments

4 3 2

Price: \$696,000
Method: Private Sale
Date: 29/05/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 222 sqm approx



121a Morell St GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$685,000
Method: Private Sale
Date: 20/10/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 178 sqm approx



1/6 Trevannion St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$672,500
Method: Private Sale
Date: 11/09/2020
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 215 sqm approx