

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

3/67 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,250

Property type

Other

Suburb

Glenroy

Period-from

01 Jun 2020

to

31 May 2021

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

3/2 Maude Avenue Glenroy VIC 3046	\$685,000	17-Apr-21
2/73 Isla Avenue Glenroy VIC 3046	\$632,500	27-Mar-21
3/45 Belair Avenue Glenroy VIC 3046	\$575,000	01-Apr-21

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: 22 June 2021



3/2 Maude Avenue Glenroy VIC 3046

 3  2  2

Sold Price **\$685,000** Sold Date **17-Apr-21**

Distance **0.67km**



2/73 Isla Avenue Glenroy VIC 3046

 3  2  2

Sold Price **\$632,500** Sold Date **27-Mar-21**

Distance **0.24km**



3/45 Belair Avenue Glenroy VIC 3046

 3  1  2

Sold Price **\$575,000** Sold Date **01-Apr-21**

Distance **2.29km**

RS = Recent sale UN = Undisclosed Sale

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