

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

3/17 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$575,000 & \$605,000

Median sale price

Median price \$577,867 Property Type Unit Suburb Glenroy

Period - From 01/07/2020 to 30/09/2020 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	2/34 Cromwell St GLENROY 3046	\$590,000	05/08/2020
2	2/11 Caldwell St GLENROY 3046	\$590,000	28/07/2020
3	2/67 Maude Av GLENROY 3046	\$580,000	16/10/2020

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 09:48



2 2 1

Rooms: 4
Property Type: Villa
Agent Comments

Indicative Selling Price
\$575,000 - \$605,000
Median Unit Price
September quarter 2020: \$577,867

Comparable Properties



2/34 Cromwell St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$590,000
Method: Private Sale
Date: 05/08/2020
Rooms: 4
Property Type: Unit



2/11 Caldwell St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$590,000
Method: Sold Before Auction
Date: 28/07/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 115 sqm approx



2/67 Maude Av GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$580,000
Method: Private Sale
Date: 16/10/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 159 sqm approx