

## 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

1/61 Justin Avenue Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2020

to

31 Dec 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

1/33 Justin Avenue Glenroy VIC 3046	\$675,000	05-Nov-20
1/86 Leonard Avenue Glenroy VIC 3046	\$625,000	02-Nov-20
121A Morell Street Glenroy VIC 3046	\$685,000	23-Oct-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: 18 January 2021

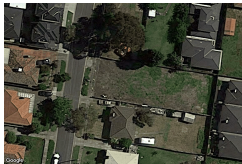


**1/33 Justin Avenue Glenroy VIC 3046**

3 2 2

Sold Price **\$675,000** Sold Date **05-Nov-20**

Distance **0.24km**



**1/86 Leonard Avenue Glenroy VIC 3046**

3 - -

Sold Price **\$625,000** Sold Date **02-Nov-20**

Distance **0.33km**



**121A Morell Street Glenroy VIC 3046**

3 1 2

Sold Price <sup>RS</sup> **\$685,000** Sold Date **23-Oct-20**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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