

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

24 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$830,000 & \$870,000

Median sale price

Median price \$905,000 Property Type House Suburb Glenroy

Period - From 01/04/2022 to 30/06/2022 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	13 Justin Av GLENROY 3046	\$890,000	20/07/2022
2	4 Melbourne Av GLENROY 3046	\$867,000	06/06/2022
3	2 Hubert Av GLENROY 3046	\$860,000	09/07/2022

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:

25/07/2022 11:05

24 Justin Avenue, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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0432 615 416

dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$830,000 - \$870,000

Median House Price

June quarter 2022: \$905,000



 4  2  6

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



13 Justin Av GLENROY 3046 (REI)

Agent Comments

 3  1  2

Price: \$890,000

Method: Private Sale

Date: 20/07/2022

Rooms: 7

Property Type: House (Res)

Land Size: 697 sqm approx



4 Melbourne Av GLENROY 3046 (REI)

Agent Comments

 3  1  2

Price: \$867,000

Method: Auction Sale

Date: 06/06/2022

Rooms: 5

Property Type: House (Res)

Land Size: 643 sqm approx



2 Hubert Av GLENROY 3046 (REI)

Agent Comments

 3  1  1

Price: \$860,000

Method: Auction Sale

Date: 09/07/2022

Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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