

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

22 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 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

55 Valencia Street Glenroy VIC 3046	\$745,000	11-Mar-21
59 Leonard Avenue Glenroy VIC 3046	\$770,000	18-Dec-20
52 Golf Links Road Glenroy VIC 3046	\$770,000	19-Dec-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: 21 April 2021

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**55 Valencia Street Glenroy VIC 3046**

3 1 -

Sold Price

RS

\$745,000

Sold Date

11-Mar-21

Distance

0.39km**59 Leonard Avenue Glenroy VIC 3046**

2 1 2

Sold Price

\$770,000

Sold Date

18-Dec-20

Distance

0.57km**52 Golf Links Road Glenroy VIC 3046**

2 1 1

Sold Price

RS

\$770,000

Sold Date

19-Dec-20

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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