

## 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

6 GLENDON ROAD JUNCTION VILLAGE VIC 3977

### 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Junction Village

Period-from

01 Jun 2021

to

31 May 2022

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

4 REDWOOD COURT JUNCTION VILLAGE VIC 3977	\$700,000	30-Mar-22
17 GLENDON ROAD JUNCTION VILLAGE VIC 3977	\$640,000	10-Nov-21
28 GLENDON ROAD JUNCTION VILLAGE VIC 3977	\$625,000	17-Nov-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.

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**4 REDWOOD COURT JUNCTION  
VILLAGE VIC 3977**

3 1 2

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **30-Mar-22**

Distance **0.1km**



**17 GLENDON ROAD JUNCTION  
VILLAGE VIC 3977**

3 1 2

Sold Price

**\$640,000** Sold Date **10-Nov-21**

Distance **0.21km**



**28 GLENDON ROAD JUNCTION  
VILLAGE VIC 3977**

3 1 2

Sold Price

**\$625,000** Sold Date **17-Nov-21**

Distance **0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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