

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

28 Justin Avenue, Glenroy, VIC 3046

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

GLENROY

Period - From

27/05/2024

to

26/11/2024

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	20 MELBOURNE AVENUE, GLENROY	\$840,000	12/06/2024
2	23 ISLA AVENUE, GLENROY	\$860,000	21/07/2024
3	42 LEONARD AVENUE, GLENROY	\$880,500	20/07/2024

This Statement of Information was prepared on:

27/11/2024