

## 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

14 JUSTIN AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$1,645,000

&

\$1,685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 2023

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

7 WHEATSHEAF ROAD GLENROY VIC 3046	\$1,700,000	08-Oct-21
46 GOLF LINKS ROAD GLENROY VIC 3046	\$1,478,000	24-Jun-23
8 ISLA AVENUE GLENROY VIC 3046	\$1,335,000	24-Jan-23

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: 16 November 2023



**7 WHEATSHEAF ROAD GLENROY  
VIC 3046**

 5  3  2

Sold Price

**\$1,700,000**

Sold Date

**08-Oct-21**

Distance

**0.85km**



**46 GOLF LINKS ROAD GLENROY  
VIC 3046**

 4  2  4

Sold Price

**\$1,478,000**

Sold Date

**24-Jun-23**

Distance

**1km**



**8 ISLA AVENUE GLENROY VIC  
3046**

 4  2  6

Sold Price

**\$1,335,000**

Sold Date

**24-Jan-23**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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