

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

1/47 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

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Other

Suburb

Glenroy

Period-from

01 Oct 2020

to

30 Sep 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

2/20 Anselm Grove Glenroy VIC 3046	\$800,000	08-Jul-21
1/67 Justin Avenue Glenroy VIC 3046	\$750,000	28-Jun-21
1/56 Pecham Street Glenroy VIC 3046	\$745,000	23-Sep-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.~~

This Statement of Information was prepared on: 13 October 2021



2/20 Anselm Grove Glenroy VIC 3046 Sold Price **\$800,000** Sold Date **08-Jul-21**
Distance **1.89km**

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1/67 Justin Avenue Glenroy VIC 3046 Sold Price **\$750,000** Sold Date **28-Jun-21**
Distance **0.18km**

 3  -  -



1/56 Pecham Street Glenroy VIC 3046 Sold Price ^{RS} **\$745,000** Sold Date **23-Sep-21**
Distance **2.03km**

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RS = Recent sale **UN** = Undisclosed Sale

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