

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

3/6 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$577,867

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2020

to

30/09/2020

Source

REIV

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 six 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
1	1/16-18 Lytton St GLENROY 3046	\$580,000	27/06/2020
2	2/52 Daley St GLENROY 3046	\$570,000	29/07/2020
3	2/32 William St GLENROY 3046	\$550,000	01/07/2020

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 six months.~~

This Statement of Information was prepared on:

30/11/2020 18:56



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Property Type: Unit

Agent Comments

Comparable Properties



1/16-18 Lytton St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 27/06/2020

Property Type: Unit

2/52 Daley St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 29/07/2020

Property Type: Unit



2/32 William St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 01/07/2020

Rooms: 3

Property Type: Unit

Land Size: 149 sqm approx