

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

3/30 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

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 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

3/36 Isla Avenue Glenroy VIC 3046	\$705,000	10-Jul-21
3/67 Justin Avenue Glenroy VIC 3046	\$670,000	29-Jun-21
4/77-79 Bindi Street Glenroy VIC 3046	\$610,000	02-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: 25 September 2021



3/36 Isla Avenue Glenroy VIC 3046 Sold Price **\$705,000** Sold Date **10-Jul-21**

 3  2  2

Distance **0.22km**



3/67 Justin Avenue Glenroy VIC 3046 Sold Price **\$670,000** Sold Date **29-Jun-21**

 2  -  -

Distance **0.33km**



4/77-79 Bindi Street Glenroy VIC 3046 Sold Price ^{RS} **\$610,000** Sold Date **02-Sep-21**

 3  2  1

Distance **0.99km**

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

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