

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

3/80 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

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 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

3/38 Plumpton Avenue Glenroy VIC 3046	\$566,500	16-Dec-21
2/40 Maude Avenue Glenroy VIC 3046	\$560,000	16-Nov-21
4/6 Gordon Court Glenroy VIC 3046	\$488,000	17-Dec-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: 04 January 2022



3/38 Plumpton Avenue Glenroy VIC 3046 Sold Price ^{RS} **\$566,500** Sold Date **16-Dec-21**
Distance **1.69km**

 2  1  2



2/40 Maude Avenue Glenroy VIC 3046 Sold Price **\$560,000** Sold Date **16-Nov-21**
Distance **0.35km**

 2  1  1



4/6 Gordon Court Glenroy VIC 3046 Sold Price ^{RS} **\$488,000** Sold Date **17-Dec-21**
Distance **1.06km**

 2  1  1

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

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