

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1/79 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

\$630,000

\$690,000

Median sale price

Median price

\$599,000

Property type

Unit

Suburb

Hadfield

Period - From

Jan 2023

to

July 2023

Source

Pricefinder

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. 3/45 Isla Avenue, Glenroy	\$691,000	18.8.2023
2. 2A Ash Court, Glenroy	\$700,000	13.7.2023
3. 46A Hubert Avenue, Glenroy	\$729,000	16.6.2023

This Statement of Information was prepared on:

30.08.2023