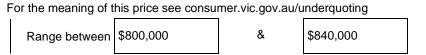
Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address postcode

Including suburb and 7 Justin Avenue, Glenroy Vic 3046

Indicative selling price



Median sale price

Median price	\$800,000		Property type	House		Suburb	Glenroy
Period - From	Jan 2024	to	June 2024	Source	Pricefinder		

Comparable property sales

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.

Addr	ress of comparable property	Price	Date of sale	
1.	18 William Street, Glenroy	\$860,000.	16.7.24	
2.	23 Isla Avenue, Glenroy.	\$860,000.	21.7.24	
3.	42 Leonard Avenue, Glenroy.	\$880,500.	20.7.24	
	This Statement of Information was prepared on:	17 th September 2024		

