

## 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

3/40 JUSTIN AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/3 JUSTIN AVENUE GLENROY VIC 3046	\$750,000	21-Jan-22
1/66 MELBOURNE AVENUE GLENROY VIC 3046	\$740,000	31-Aug-21
1 MORLEY STREET GLENROY VIC 3046	\$635,000	27-Aug-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: 11 April 2022



**2/3 JUSTIN AVENUE GLENROY VIC 3046** Sold Price **\$750,000** Sold Date **21-Jan-22**

 3  2  1

Distance **0.39km**



**1/66 MELBOURNE AVENUE GLENROY VIC 3046** Sold Price **\$740,000** Sold Date **31-Aug-21**

 3  2  2

Distance **0.27km**



**1 MORLEY STREET GLENROY VIC 3046** Sold Price **\$635,000** Sold Date **27-Aug-21**

 3  2  2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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