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<br>Including suburb and postcode | 1/32 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 | $545,000 | & | $585,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $610,000 | Property type | Unit | Suburb | Glenroy |
| Period-from | 01 May 2021 | to | 30 Apr 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 |
|---|---|---|
| 1/50 HUBERT AVENUE GLENROY VIC 3046 | $620,000 | 10-May-22 |
| 2/52 ISLA AVENUE GLENROY VIC 3046 | $550,000 | 30-Apr-22 |
| 2/49 MELBOURNE AVENUE GLENROY VIC 3046 | $570,000 | 26-Apr-22 |

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: 17 May 2022

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**1/50 HUBERT AVENUE GLENROY VIC 3046**

2 1 1

Sold Price RS **$620,000** Sold Date **10-May-22**

Distance **0.18km**



**2/52 ISLA AVENUE GLENROY VIC 3046**

2 1 1

Sold Price RS **$550,000** Sold Date **30-Apr-22**

Distance **-**



**2/49 MELBOURNE AVENUE GLENROY VIC 3046**

2 1 1

Sold Price RS **$570,000** Sold Date **26-Apr-22**

Distance **0.17km**

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

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