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	1/40 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	$730,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$801,000	Property type	Other	Suburb	Glenroy
Period-from	01 Nov 2020	to	31 Oct 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.

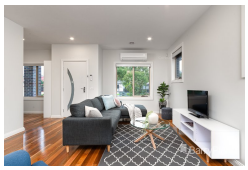
Address of comparable property	Price	Date of sale
1/31 Justin Avenue Glenroy VIC 3046	$724,000	22-May-21
1/78 Melbourne Avenue Glenroy VIC 3046	$740,000	22-Mar-21
1/9 Hubert Avenue Glenroy VIC 3046	$745,000	26-Aug-21

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: 01 November 2021

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1/31 Justin Avenue Glenroy VIC 3046

3 2 2

Sold Price **$724,000** Sold Date **22-May-21**

Distance **0.07km**

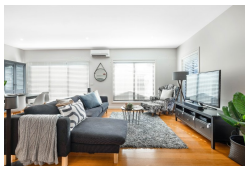


1/78 Melbourne Avenue Glenroy VIC 3046

3 2 2

Sold Price **$740,000** Sold Date **22-Mar-21**

Distance **0.33km**



1/9 Hubert Avenue Glenroy VIC 3046

3 2 1

Sold Price RS **$745,000** Sold Date **26-Aug-21**

Distance **0.37km**

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

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