

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 3/54 Justin Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$440,000

Median sale price

Median price \$565,000 House Unit X Suburb Glenroy

Period - From 01/07/2018 to 30/09/2018 Source REIV

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	3/21 Hubert Av GLENROY 3046	\$485,500	25/08/2018
2	3/123 West St HADFIELD 3046	\$470,000	08/09/2018
3	2/57 Morley St GLENROY 3046	\$445,000	06/12/2018

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 six months.



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Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$440,000
Median Unit Price
September quarter 2018: \$565,000

Comparable Properties



3/21 Hubert Av GLENROY 3046 (REI/VG)

Agent Comments

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Price: \$485,500
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

3/123 West St HADFIELD 3046 (REI/VG)

Agent Comments

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Price: \$470,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: Townhouse (Res)



2/57 Morley St GLENROY 3046 (REI)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 06/12/2018
Rooms: 4
Property Type: Unit
Land Size: 272 sqm approx