

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

5/43 Justin Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$515,000 & \$565,000

Median sale price

Median price \$827,000 Property Type House Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 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	2/119 Hilton St GLENROY 3046	\$550,500	05/04/2024
2	3/15 Everard St GLENROY 3046	\$532,500	04/12/2023
3	3/13 Grandview St GLENROY 3046	\$530,000	29/12/2023

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.~~

This Statement of Information was prepared on:

06/05/2024 15:11



Rooms: 4

Property Type: Unit

Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price

\$515,000 - \$565,000

Median House Price

March quarter 2024: \$827,000

Comparable Properties



2/119 Hilton St GLENROY 3046 (REI)

Agent Comments



Price: \$550,500

Method: Sold Before Auction

Date: 05/04/2024

Property Type: Unit



3/15 Everard St GLENROY 3046 (REI)

Agent Comments



Price: \$532,500

Method: Private Sale

Date: 04/12/2023

Property Type: Unit

Land Size: 160 sqm approx

3/13 Grandview St GLENROY 3046 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 29/12/2023

Rooms: 4

Property Type: Unit

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938