

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

2 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$937,500 Property Type House Suburb Glenroy

Period - From 01/01/2022 to 31/03/2022 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	19 Barunah St HADFIELD 3046	\$905,000	28/03/2022
2	59 Morell St GLENROY 3046	\$900,000	02/06/2022
3	38 Melbourne Av GLENROY 3046	\$900,000	30/04/2022

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:

02/06/2022 21:55



Rooms: 5

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

March quarter 2022: \$937,500

Comparable Properties



19 Barunah St HADFIELD 3046 (REI)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 28/03/2022

Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm approx



59 Morell St GLENROY 3046 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 02/06/2022

Property Type: House

Land Size: 697 sqm approx



38 Melbourne Av GLENROY 3046 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)