

# 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

1/48 Hubert Avenue, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$650,000

### Median sale price

Median price \$582,500

Property Type Unit

Suburb Glenroy

Period - From 01/10/2022

to 31/12/2022

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	3 & 4/59-61 Hubert Av GLENROY 3046	\$660,000	24/01/2023
2	1/67 View St GLENROY 3046	\$650,000	20/12/2022
3	22 Illawarra St GLENROY 3046	\$630,000	17/11/2022

**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:

12/04/2023 11:12



3 2 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 202 sqm approx

**Agent Comments**

## Comparable Properties



**3 & 4/59-61 Hubert Av GLENROY 3046 (REI)**

**Agent Comments**

3 2 2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 24/01/2023

**Property Type:** Townhouse (Single)

**Land Size:** 180 sqm approx



**1/67 View St GLENROY 3046 (REI)**

**Agent Comments**

3 2 2

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 20/12/2022

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 316 sqm approx



**22 Illawarra St GLENROY 3046 (REI)**

**Agent Comments**

3 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 17/11/2022

**Property Type:** Townhouse (Res)

**Land Size:** 148 sqm approx