

# 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

2/73 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 \$570,000

&

\$610,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2021

to 30/06/2021

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	1/25 Isla Av GLENROY 3046	\$625,000	07/10/2021
2	2/48 Hubert St GLENROY 3046	\$595,000	09/08/2021
3	2/26 Justin Av GLENROY 3046	\$590,000	26/08/2021

**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:

08/10/2021 11:58



2   2   1

**Rooms:** 4

**Property Type:** Town House

Agent Comments

**Indicative Selling Price**

\$570,000 - \$610,000

**Median Unit Price**

June quarter 2021: \$605,000

## Comparable Properties



**1/25 Isla Av GLENROY 3046 (REI)**

Agent Comments

2   1   1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 07/10/2021

**Property Type:** Townhouse (Single)

**Land Size:** 195 sqm approx

**2/48 Hubert St GLENROY 3046 (REI)**

Agent Comments

2   2   1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 09/08/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 105 sqm approx

**2/26 Justin Av GLENROY 3046 (REI)**

Agent Comments

2   1   1

**Price:** \$590,000

**Method:** Auction Sale

**Date:** 26/08/2021

**Property Type:** Townhouse (Res)