

## 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

2/41 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### 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 6 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

2/29 HEATHER COURT GLENROY VIC 3046	\$711,000	25-May-22
2/5 MITCHELL COURT GLENROY VIC 3046	\$675,000	27-May-22
2/46 GLADSTONE PARADE GLENROY VIC 3046	\$620,000	16-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 27 June 2022



**2/29 HEATHER COURT GLENROY  
VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup>

**\$711,000**

Sold Date

**25-May-22**

Distance

**1.39km**



**2/5 MITCHELL COURT GLENROY  
VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**27-May-22**

Distance

**1.27km**



**2/46 GLADSTONE PARADE  
GLENROY VIC 3046**

 3  1  2

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**16-Jun-22**

Distance

**2.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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