# 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

4/54 Hubert Avenue, Glenroy Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$545,000		&		\$575,000	)		
Median sale pi	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/22 Langton St GLENROY 3046	\$585,000	22/02/2024
2	3/30 Harold St GLENROY 3046	\$570,000	24/01/2024
3	2/119 Hilton St GLENROY 3046	\$550,500	05/04/2024

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:

11/06/2024 11:00









Property Type: Unit Land Size: 156 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$545,000 - \$575,000 Median Unit Price March quarter 2024: \$630,000

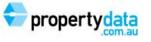
# **Comparable Properties**

· ·		
	3/22 Langton St GLENROY 3046 (REI) 2 1 2 2 Price: \$585,000 Method: Private Sale Date: 22/02/2024 Rooms: 4 Property Type: Unit Land Size: 189 sqm approx	Agent Comments
	3/30 Harold St GLENROY 3046 (REI) 2 1 1 1 Price: \$570,000 Method: Private Sale Date: 24/01/2024 Property Type: Unit Land Size: 176 sqm approx	Agent Comments
	2/119 Hilton St GLENROY 3046 (REI) 2 1 1 1 Price: \$550,500 Method: Sold Before Auction	Agent Comments

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

Date: 05/04/2024 Property Type: Unit





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