

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$545,000 & \$575,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Glenroy

Period - From 01/01/2024

to 31/03/2024

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	3/22 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

4/54 Hubert Avenue, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$545,000 - \$575,000

**Median Unit Price**

March quarter 2024: \$630,000



2 1 1

**Property Type:** Unit

**Land Size:** 156 sqm approx

**Agent Comments**

## Comparable Properties



**3/22 Langton St GLENROY 3046 (REI)**

**Agent Comments**

2 1 2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/02/2024

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 189 sqm approx



**3/30 Harold St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Unit

**Land Size:** 176 sqm approx



**2/119 Hilton St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,500

**Method:** Sold Before Auction

**Date:** 05/04/2024

**Property Type:** Unit

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



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