

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 & 6/59-61 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Glenroy

Period - From 01/07/2022 to 30/09/2022 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	3/7 Danae St GLENROY 3046	\$745,000	27/09/2022
2	1/18 Becket St.S GLENROY 3046	\$740,500	02/06/2022
3	2/7 Danae St GLENROY 3046	\$725,000	16/09/2022

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:

24/11/2022 14:51

1 & 6/59-61 Hubert Avenue, Glenroy Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

September quarter 2022: \$582,500

 3  2  2

Property Type: Townhouse

Land Size: 268 sqm approx

Agent Comments

Comparable Properties

3/7 Danae St GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$745,000

Method: Private Sale

Date: 27/09/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 164 sqm approx



1/18 Becket St.S GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$740,500

Method: Auction Sale

Date: 02/06/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 213 sqm approx



2/7 Danae St GLENROY 3046 (REI)

Agent Comments

 2  2  1

Price: \$725,000

Method: Private Sale

Date: 16/09/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 141 sqm approx

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



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