

## 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

2/46 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$625,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/117 JOHN STREET GLENROY VIC 3046	\$635,000	27-Mar-23
4/61 HUBERT AVENUE GLENROY VIC 3046	\$660,000	21-Dec-22
5/61 HUBERT AVENUE GLENROY VIC 3046	\$690,000	09-Dec-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: 01 April 2023



**2/117 JOHN STREET GLENROY VIC 3046**

Sold Price

RS

**\$635,000**

Sold Date

**27-Mar-23**

 3  2  1

Distance

**0.93km**



**4/61 HUBERT AVENUE GLENROY VIC 3046**

Sold Price

**\$660,000**

Sold Date

**21-Dec-22**

 3  2  2

Distance

**0.16km**



**5/61 HUBERT AVENUE GLENROY VIC 3046**

Sold Price

**\$690,000**

Sold Date

**09-Dec-22**

 3  2  2

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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