

## 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

56A 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

\$685,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 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

2/10 SHEPHERD STREET GLENROY VIC 3046	\$677,500	13-May-23
4/103 GLENROY ROAD GLENROY VIC 3046	\$705,000	16-May-23
4/38 HAROLD STREET GLENROY VIC 3046	\$740,000	15-Feb-23

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: 29 May 2023



**2/10 SHEPHERD STREET GLENROY VIC 3046** Sold Price <sup>RS</sup> **\$677,500** Sold Date **13-May-23**

 3  2  1

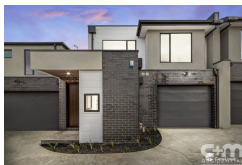
Distance **1.9km**



**4/103 GLENROY ROAD GLENROY VIC 3046** Sold Price <sup>RS</sup> **\$705,000** Sold Date **16-May-23**

 3  2  2

Distance **0.77km**



**4/38 HAROLD STREET GLENROY VIC 3046** Sold Price **\$740,000** Sold Date **15-Feb-23**

 3  2  2

Distance **0.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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