

## 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

1/46 Hubert Avenue Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/20A Apsley Street Glenroy VIC 3046	\$738,000	11-Dec-20
1/33 Justin Avenue Glenroy VIC 3046	\$675,000	05-Nov-20
86 View Street Glenroy VIC 3046	\$640,000	15-Dec-20

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: 14 January 2021



**1/20A Apsley Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$738,000**

Sold Date

**11-Dec-20**

 3  2  2

Distance

**0.89km**



**1/33 Justin Avenue Glenroy VIC 3046**

Sold Price

**\$675,000**

Sold Date

**05-Nov-20**

 3  2  2

Distance

**0.11km**



**86 View Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**15-Dec-20**

 3  2  2

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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