

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

1/73 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Glenroy

Period - From 01/07/2021 to 30/09/2021 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	1/111 View St GLENROY 3046	\$720,000	26/10/2021
2	1/9 Gordon Ct GLENROY 3046	\$710,000	18/10/2021
3	144 Morell St GLENROY 3046	\$687,500	03/08/2021

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:

12/11/2021 10:01



3 2 2

Rooms: 5

Property Type: Town House

Agent Comments

Indicative Selling Price

\$680,000 - \$710,000

Median Unit Price

September quarter 2021: \$605,000

Comparable Properties



1/111 View St GLENROY 3046 (REI)

Agent Comments

3 3 2

Price: \$720,000

Method: Sold Before Auction

Date: 26/10/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



1/9 Gordon Ct GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$710,000

Method: Private Sale

Date: 18/10/2021

Property Type: Townhouse (Res)

Land Size: 223 sqm approx



144 Morell St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$687,500

Method: Private Sale

Date: 03/08/2021

Rooms: 5

Property Type: Townhouse (Res)

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