

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

4/3-5 HUBERT AVENUE GLENROY VIC 3046

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2022

to

31 Aug 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

1/30 VIEW STREET GLENROY VIC 3046	\$590,000	12-Aug-23
2/20 SOUTH STREET HADFIELD VIC 3046	\$632,500	15-Jun-23
8/135-137 CARDINAL ROAD GLENROY VIC 3046	\$640,000	25-May-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: 14 September 2023



1/30 VIEW STREET GLENROY VIC 3046

Sold Price

^{RS}

\$590,000

Sold Date

12-Aug-23

3

1

3

Distance

1.05km



2/20 SOUTH STREET HADFIELD VIC 3046

Sold Price

^{RS}

\$632,500

Sold Date

15-Jun-23

3

1

1

Distance

1.7km



8/135-137 CARDINAL ROAD GLENROY VIC 3046

Sold Price

\$640,000

Sold Date

25-May-23

3

1

1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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