

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

3/7 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$655,000

&

\$705,000

Median sale price

Median price \$582,500

Property Type Unit

Suburb Glenroy

Period - From 01/10/2022

to 31/12/2022

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	3/6 Cosmos St GLENROY 3046	\$710,000	28/10/2022
2	2 & 5/59-61 Hubert Av GLENROY 3046	\$690,000	20/12/2022
3	3/59-61 Hubert Av GLENROY 3046	\$660,000	06/12/2022

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:

08/02/2023 16:35



 3  2  2

Rooms: 5
Property Type: Unit
Land Size: 183 sqm approx
Agent Comments

Indicative Selling Price
\$655,000 - \$705,000
Median Unit Price
December quarter 2022: \$582,500

Comparable Properties



3/6 Cosmos St GLENROY 3046 (REI)

Agent Comments

 3  2  1

Price: \$710,000
Method: Private Sale
Date: 28/10/2022
Property Type: Unit



2 & 5/59-61 Hubert Av GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$690,000
Method: Private Sale
Date: 20/12/2022
Property Type: Townhouse (Single)
Land Size: 155 sqm approx

3/59-61 Hubert Av GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$660,000
Method: Private Sale
Date: 06/12/2022
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 180 sqm approx

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