Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/7 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$655,000		&		\$705,000			
Median sale p	rice							
Median price	\$582,500	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ado	dress 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









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)



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

Agent Comments



1 3 1 2 1 2 2

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

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



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



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