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

2 & 5/59-61 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$680,000		&		\$700,000			
Median sale pr	rice							
Median price	\$582,500	Pro	operty Type	Unit			Suburb	Glenroy
Period - From	01/07/2022	to	30/09/2022		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.

Add	dress of comparable property	Price	Date of sale
1	2/18 Becket St.S GLENROY 3046	\$710,000	26/07/2022
2	3/36 Prospect St GLENROY 3046	\$685,000	17/06/2022
3	2/41 Hubert Av GLENROY 3046	\$680,000	23/07/2022

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.

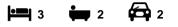
This Statement of Information was prepared on:

08/12/2022 13:22





Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au



Property Type: Townhouse **Land Size:** 155 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$700,000 Median Unit Price September quarter 2022: \$582,500

Comparable Properties





2/18 Becket St.S GLENROY 3046 (REI)

🛏 3 🗰 2 🋱 2

Price: \$710,000 Method: Private Sale Date: 26/07/2022 Rooms: 5 Property Type: Townhouse (Res) Land Size: 135 sqm approx

3/36 Prospect St GLENROY 3046 (REI)



Price: \$685,000 Method: Sold Before Auction Date: 17/06/2022 Property Type: Townhouse (Res) Land Size: 159 sqm approx



2/41 Hubert Av GLENROY 3046 (REI)



Price: \$680,000 Method: Auction Sale Date: 23/07/2022 Property Type: Unit Land Size: 235 sqm approx

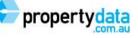
Agent Comments

Agent Comments

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.