

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

1/70 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

\$635,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 2021

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

| | | |
|-------------------------------------|-----------|-----------|
| 2C Lyons Street Glenroy VIC 3046 | \$725,000 | 04-Sep-21 |
| 144 Morell Street Glenroy VIC 3046 | \$687,500 | 05-Aug-21 |
| 2/48 Hubert Avenue Glenroy VIC 3046 | \$595,000 | 10-Aug-21 |

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: 03 November 2021

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2C Lyons Street Glenroy VIC 3046 Sold Price **\$725,000** Sold Date **04-Sep-21**

 3  2  2

Distance **0.5km**



144 Morell Street Glenroy VIC 3046 Sold Price ^{RS} **\$687,500** Sold Date **05-Aug-21**

 3  2  2

Distance **0.46km**



2/48 Hubert Avenue Glenroy VIC 3046 Sold Price **\$595,000** Sold Date **10-Aug-21**

 2  2  1

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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