

STATEMENT OF INFORMATION

1/20 HUBERT AVENUE, GLENROY, VIC

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/20 HUBERT AVENUE, GLENROY, VIC

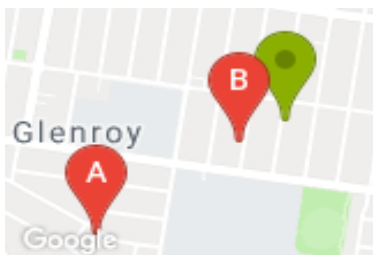
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Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

MEDIAN SALE PRICE



GLENROY, VIC, 3046

Suburb Median Sale Price (House)

\$740,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/17 ACACIA ST, GLENROY, VIC 3046

3 1 2

Sale Price

***\$570,000**

Sale Date: 07/07/2018

Distance from Property: 741m



75 MORLEY ST, GLENROY, VIC 3046

3 - -

Sale Price

\$550,000

Sale Date: 19/03/2018

Distance from Property: 852m



7 ISLA AVE, GLENROY, VIC 3046

3 1 4

Sale Price

\$425,000

Sale Date: 23/02/2018

Distance from Property: 164m



This report has been compiled on 24/07/2018 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/20 HUBERT AVENUE, GLENROY, VIC

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$740,000

House

X

Unit


Suburb

GLENROY

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
1/17 ACACIA ST, GLENROY, VIC 3046	*\$570,000	07/07/2018
75 MORLEY ST, GLENROY, VIC 3046	\$550,000	19/03/2018
7 ISLA AVE, GLENROY, VIC 3046	\$425,000	23/02/2018