

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

2/12 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2021

to

30 Nov 2022

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

1/70 HILDA STREET GLENROY VIC 3046	\$550,000	07-Nov-22
1/29 PROSPECT STREET GLENROY VIC 3046	\$570,000	03-Nov-22
77 HUBERT AVENUE GLENROY VIC 3046	\$655,000	07-Oct-22

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: 24 December 2022



1/70 HILDA STREET GLENROY VIC 3046 Sold Price **\$550,000** Sold Date **07-Nov-22**

 -  -  1

Distance **0.81km**



1/29 PROSPECT STREET GLENROY VIC 3046 Sold Price **\$570,000** Sold Date **03-Nov-22**

 2  1  3

Distance **1.89km**



77 HUBERT AVENUE GLENROY VIC 3046 Sold Price **\$655,000** Sold Date **07-Oct-22**

 2  2  1

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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