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

2/78 HUBERT AVENUE GLENROY VIC 3046

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	° ∖ 3×4/5 UUU	&	\$505,000
Median sale price (*Delete house or unit as app	plicable)				
Median Price	\$601,000	Property type	Unit	Suburb	Glenroy

31 Jan 2023

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2022

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.

to

Address of comparable property	Price	Date of sale
7/96 PLUMPTON AVENUE GLENROY VIC 3046	\$500,000	28-Jan-23
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-22
2/21 BOURCHIER STREET GLENROY VIC 3046	\$530,000	12-Nov-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.

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Source



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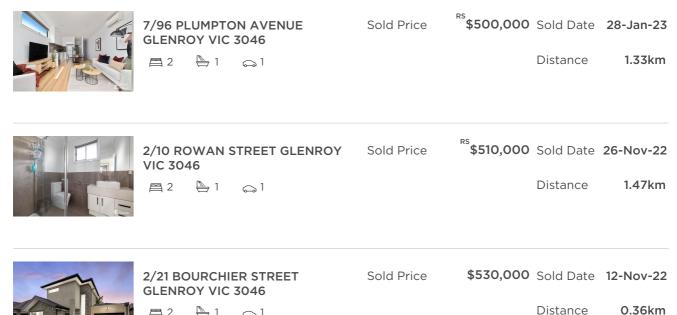


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RS = Recent sale UN = Undisclosed Sale

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