

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

3/46 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 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

4/9 PROSPECT STREET GLENROY VIC 3046	\$750,000	02-Apr-22
3/47 LEONARD AVENUE GLENROY VIC 3046	\$715,000	10-Feb-22
2/18 SALISBURY STREET GLENROY VIC 3046	\$691,000	26-Mar-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 May 2022



**4/9 PROSPECT STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$750,000**

Sold Date

02-Apr-22

 3  2  2

Distance

1.78km



**3/47 LEONARD AVENUE GLENROY
VIC 3046**

Sold Price

\$715,000

Sold Date

10-Feb-22

 3  2  2

Distance

0.3km



**2/18 SALISBURY STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$691,000**

Sold Date

26-Mar-22

 3  2  2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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