

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 / 15 Hubert Avenue, Glenroy 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

\$500,000

or range between

Median sale price

Median price

\$517,500

Property type

unit

Suburb

Glenroy 3046

Period - From

01 Aug
2023

to

31 July
2024

Source

REA

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 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
5/145 Melbourne Avenue Glenroy	\$482,000	\$482,000
3/167 Glenroy Road Glenroy	\$500,000	18/03/2024
2/39 Bindi Street, Glenroy	\$510,000	25 Apr 2024

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 six months.

This Statement of Information was prepared on:

20/8/2024 15:50