

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

3/66 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

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/109 VIEW STREET GLENROY VIC 3046	\$685,000	30-Nov-23
39 EVERARD STREET GLENROY VIC 3046	\$730,000	18-Nov-23
3/44 LEONARD AVENUE GLENROY VIC 3046	\$730,000	08-Nov-23

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: 19 December 2023



2/109 VIEW STREET GLENROY VIC 3046 Sold Price ^{RS} **\$685,000** Sold Date **30-Nov-23**
 Distance **0.89km**

 3  1  2



39 EVERARD STREET GLENROY VIC 3046 Sold Price ^{RS} **\$730,000** Sold Date **18-Nov-23**
 Distance **0.47km**

 3  1  2



3/44 LEONARD AVENUE GLENROY VIC 3046 Sold Price Sold Date **08-Nov-23**
 Distance **0.29km**

 3  2  1

RS = Recent sale **UN** = Undisclosed Sale

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