

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

2/48 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,366

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/66 Melbourne Avenue Glenroy VIC 3046	\$654,000	24-Jul-21
2/54 Maude Avenue Glenroy VIC 3046	\$610,000	03-Jul-21
3/74 Maude Avenue Glenroy VIC 3046	\$500,000	15-Jul-21

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: 26 July 2021



2/66 Melbourne Avenue Glenroy VIC 3046

 2  1  1

Sold Price

^{RS} **\$654,000**

Sold Date

24-Jul-21

Distance

0.23km



2/54 Maude Avenue Glenroy VIC 3046

 2  2  1

Sold Price

^{RS} **\$610,000**

Sold Date

03-Jul-21

Distance

0.22km



3/74 Maude Avenue Glenroy VIC 3046

 2  2  1

Sold Price

^{RS} **\$500,000**

Sold Date

15-Jul-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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