

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

1/67 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/15 ACACIA STREET GLENROY VIC 3046	\$600,000	21-Oct-24
1/16 OGDEN STREET GLENROY VIC 3046	\$562,500	18-Jan-25
4/11 RHODES PARADE PASCOE VALE VIC 3044	\$570,000	14-Jan-25

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: 12 April 2025



**1/15 ACACIA STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$600,000

Sold Date

21-Oct-24

Distance

1.13km



**1/16 OGDEN STREET GLENROY VIC
3046**

 2  1  1

Sold Price

\$562,500

Sold Date

18-Jan-25

Distance

1.42km



**4/11 RHODES PARADE PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

\$570,000

Sold Date

14-Jan-25

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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