

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

2/66 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

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/16 ISLA AVENUE GLENROY VIC 3046	\$705,000	12-Feb-24
3/66 HUBERT AVENUE GLENROY VIC 3046	\$707,500	12-Feb-24
2/61 MAUDE AVENUE GLENROY VIC 3046	\$722,500	03-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: 15 February 2024

**1/16 ISLA AVENUE GLENROY VIC 3046**

3 2 2

Sold Price

RS

\$705,000

Sold Date

12-Feb-24

Distance

0.54km**3/66 HUBERT AVENUE GLENROY VIC 3046**

3 2 1

Sold Price

RS

\$707,500

Sold Date

12-Feb-24

Distance

0.01km**2/61 MAUDE AVENUE GLENROY VIC 3046**

3 2 1

Sold Price

\$722,500

Sold Date

03-Nov-23

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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