

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

2/85 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

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2022

to

31 Jul 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

2/67 VIEW STREET GLENROY VIC 3046	\$690,000	16-Mar-23
1/21 TUDOR STREET GLENROY VIC 3046	\$750,000	03-Jun-23
1/3 JUSTIN AVENUE GLENROY VIC 3046	\$845,000	23-Jun-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: 08 August 2023



2/67 VIEW STREET GLENROY VIC 3046 Sold Price **\$690,000** Sold Date **16-Mar-23**
Distance **0.42km**
3 beds 2 bathrooms 1 car



1/21 TUDOR STREET GLENROY VIC 3046 Sold Price ^{RS} **\$750,000** Sold Date **03-Jun-23**
Distance **1.61km**
3 beds 2 bathrooms 2 cars



1/3 JUSTIN AVENUE GLENROY VIC 3046 Sold Price ^{RS} **\$845,000** ^{UN} Sold Date **23-Jun-23**
Distance **0.78km**
3 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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