

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

3/59-61 Hubert Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$720,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	2/22 Leonard Av GLENROY 3046	\$720,000	24/02/2024
2	2/66 Hubert Av GLENROY 3046	\$710,000	11/04/2024
3	3/66 Hubert Av GLENROY 3046	\$707,500	12/02/2024

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 six months.~~

This Statement of Information was prepared on:

08/05/2024 14:17



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/22 Leonard Av GLENROY 3046 (REI)

Agent Comments

 3  1  2

Price: \$720,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



2/66 Hubert Av GLENROY 3046 (REI)

Agent Comments

 3  2  2

Price: \$710,000

Method: Sold Before Auction

Date: 11/04/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 140 sqm approx



3/66 Hubert Av GLENROY 3046 (REI)

Agent Comments

 3  2  1

Price: \$707,500

Method: Private Sale

Date: 12/02/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 173 sqm approx