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

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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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