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	3/24 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	$515,000	&	$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Mar 2022	to	28 Feb 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
2/21 BOURCHIER STREET GLENROY VIC 3046	530000	12-Nov-22
3/21 MIDDLE STREET HADFIELD VIC 3046	530000	11-Nov-22
3/26 HILTON STREET HADFIELD VIC 3046	535000	17-Nov-22

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.~~

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2/21 BOURCHIER STREET GLENROY VIC 3046

2 1 1

Sold Price **530000** Sold Date **12-Nov-22**

Distance **0.49km**



3/21 MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price Sold Date **11-Nov-22**

Distance **1.64km**



3/26 HILTON STREET HADFIELD VIC 3046

2 1 1

Sold Price **535000** Sold Date **17-Nov-22**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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