



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

23 Hubert Avenue, Glenroy, VIC 3046

INDICATIVE SELLING PRICE

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

Range Between \$740,000 & \$790,000

MEDIAN SALE PRICE

Median price \$780,000 | House | Glenroy (3046)

Period - From 20 February 2017 to 20 February 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
44 LANGTON STREET, GLENROY VIC 3046	\$730,000	21/01/2018
35 HUBERT AVENUE, GLENROY VIC 3046	\$800,000	22/12/2017
23 TARANA AVENUE, GLENROY VIC 3046	\$801,000	16/12/2017