

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

3/17 Hilda Street 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/4 Hilda Street Glenroy VIC 3046	\$460,000	20-Sep-21
2/56 Cosmos Street Glenroy VIC 3046	\$550,000	02-Jul-21
2/4 Truscott Street Glenroy VIC 3046	\$523,000	26-Aug-21

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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1/4 Hilda Street Glenroy VIC 3046

Sold Price

^{RS} **\$460,000** ^{UN}

Sold Date

20-Sep-21

2

1

1

Distance

0.19km



2/56 Cosmos Street Glenroy VIC 3046

Sold Price

\$550,000

Sold Date

02-Jul-21

2

1

1

Distance

0.49km



2/4 Truscott Street Glenroy VIC 3046

Sold Price

^{RS} **\$523,000**

Sold Date

26-Aug-21

2

1

1

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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