

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

1/12 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2022

to

31 Dec 2022

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

2/61 HUBERT AVENUE GLENROY VIC 3046	\$690,000	07-Dec-22
1/61 HUBERT AVENUE GLENROY VIC 3046	\$760,000	16-Dec-22
16 MORELL STREET GLENROY VIC 3046	\$800,000	30-Sep-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.~~

This Statement of Information was prepared on: 09 January 2023



**2/61 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS}

\$690,000

Sold Date

07-Dec-22

Distance

0.36km



**1/61 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS}

\$760,000

Sold Date

16-Dec-22

Distance

0.35km



**16 MORELL STREET GLENROY VIC
3046**

 3  2  2

Sold Price

\$800,000

Sold Date

30-Sep-22

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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