

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

2/170 Hilton Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$500,000

&

\$530,000

Median sale price

Median price \$641,000

Property Type Unit

Suburb Glenroy

Period - From 01/04/2024

to

30/06/2024

Source REIV

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 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
1	4/50 Hubert Av GLENROY 3046	\$520,000	10/07/2024
2	1/66 Widford St GLENROY 3046	\$540,000	30/04/2024
3	1/12 Acacia St GLENROY 3046	\$540,000	13/04/2024

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 six months.~~

This Statement of Information was prepared on:

03/09/2024 10:57



2 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

June quarter 2024: \$641,000

Comparable Properties



4/50 Hubert Av GLENROY 3046 (REI)

Agent Comments

2 1 -

Price: \$520,000

Method: Private Sale

Date: 10/07/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 144 sqm approx



1/66 Widford St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 30/04/2024

Property Type: Townhouse (Res)



1/12 Acacia St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 13/04/2024

Property Type: Unit

Land Size: 165 sqm approx