## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/170 Hilton Street, Glenroy Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$500,000 & \$530,000	Range between	\$500,000	&	\$530,000
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#### Median sale price

Median price \$641,000	Pro	pperty Type Uni	t	S	Suburb	Glenroy
Period - From 01/04/2024	to	30/06/2024	Sou	ırce F	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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$500,000 - \$530,000 **Median Unit Price** June quarter 2024: \$641,000



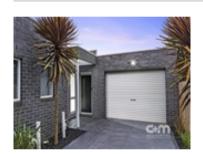


Rooms: 4

Property Type: Townhouse Land Size: 133 sqm approx

**Agent Comments** 

## Comparable Properties



4/50 Hubert Av GLENROY 3046 (REI)





Price: \$520,000 Method: Private Sale Date: 10/07/2024

Rooms: 4

Property Type: Townhouse (Res) Land Size: 144 sqm approx

**Agent Comments** 



### 1/66 Widford St GLENROY 3046 (REI)

**-**2



Price: \$540.000 Method: Private Sale Date: 30/04/2024

Property Type: Townhouse (Res)

**Agent Comments** 



1/12 Acacia St GLENROY 3046 (REI)



Price: \$540,000 Method: Private Sale Date: 13/04/2024 Property Type: Unit Land Size: 165 sqm approx Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



