

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

1/70 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

\$550,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 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

142A CARDINAL ROAD GLENROY VIC 3046	\$610,000	12-Aug-22
77 HUBERT AVENUE GLENROY VIC 3046	\$655,000	29-Oct-22
1/180 HILTON STREET GLENROY VIC 3046	\$700,000	14-Oct-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: 02 November 2022



**142A CARDINAL ROAD GLENROY
VIC 3046**

Sold Price

\$610,000

Sold Date

12-Aug-22

 2

 1

 2

Distance

0.17km



**77 HUBERT AVENUE GLENROY VIC
3046**

Sold Price

^{RS} **\$655,000**

Sold Date

29-Oct-22

 2

 2

 1

Distance

0.18km



**1/180 HILTON STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$700,000**

Sold Date

14-Oct-22

 3

 2

 1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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